0000025232-25-00001210-K COUSINS PROPERTIES INC 20250206202502061622241622271622227 0 0000025232-25-000012 10-K 133 20241231 20250206 20250206 COUSINS PROPERTIES INC 0000025232 6798 580869052 GA 1231 10-K 34 001-11312 25597709 3344 PEACHTREE ROAD, NE SUITE 1800 ATLANTA GA 30326 404-407-1000 3344 PEACHTREE ROAD, NE SUITE 1800 ATLANTA GA 30326 10-K 1 cuz-20241231.htm 10-K cuz-20241231000002523 2FALSE2024FYP3Yhttp://fasb.org/us-gaap/2024#RentalProperties http://www.cousinsproperties.com/20241231#LandHeldhttp://fasb.org/us-gaap/2024#OtherLiabilitieshttp://fasb.org/us-gaap/2024#OtherLiabilitieshttp://fasb.org/us-gaap/2024#RentalProperties http://www.cousinsproperties.com/20241231#LandHeldhttp://www.cousinsproperties.com/20241231#LandHeldhttp://fasb.org/us-gaap/2024#OtherLiabilitieshttp://fasb.org/us-gaap/2024#OtherLiabilitiesiso4217:USDxbrli:sharesxbrli:pureutr:sqftutr:acrecuz:propertycuz:Loancuz:apartmentcuz:extensioncuz:tranchecuz:debt_instrumentcuz:financ01-012024-12-3100000025232024-06-28000000252322025-01-30000000252322024-10-012024-12-3100000252322024-12-3100000252322023-12-310000025232cuz:RentalPropertiesMember2024-01-012024-12-310000025232cuz:RentalPropertiesMember2023-01-012023-12-310000025232cuz:RentalPropertiesMember2022-01-012022-12-310000025232cuz:FeesMember2024-01-012024-12-310000025232cuz:FeesMember2023-01-012023-12-310000025232cuz:FeesMember2022-01-012022-12-310000025232us-gaap:ProductAndServiceOtherMember2024-01-012024-12-310000025232us-gaap:ProductAndServiceOtherMember2023-01-012023-12-310000025232us-gaap:ProductAndServiceOtherMember2022-01-012022-12-3100000252322023-01-012023-12-3100000252322022-01-012022-12-310000025232us-gaap:CommonStockMember2021-12-310000025232us-gaap:AdditionalPaidInCapitalMember2021-12-310000025232us-gaap:TreasuryStockCommonMember2021-12-310000025232us-gaap:RetainedEarningsMember2021-12-310000025232us-gaap:AccumulatedOtherComprehensiveIncomeMember2021-12-310000025232us-gaap:ParentMember2021-12-310000025232us-gaap:NoncontrollingInterestMember2021-12-3100000252322021-12-310000025232us-gaap:RetainedEarningsMember2022-01-012022-12-310000025232us-gaap:ParentMember2022-01-012022-12-310000025232us-gaap:NoncontrollingInterestMember2022-01-012022-12-310000025232us-gaap:AccumulatedOtherComprehensiveIncomeMember2022-01-012022-12-310000025232us-gaap:CommonStockMember2022-01-012022-12-310000025232us-gaap:AdditionalPaidInCapitalMember2022-01-012022-12-310000025232us-gaap:TreasuryStockCommonMember2022-01-012022-12-310000025232us-gaap:CommonStockMember2022-12-310000025232us-gaap:AdditionalPaidInCapitalMember2022-12-310000025232us-gaap:TreasuryStockCommonMember2022-12-310000025232us-gaap:RetainedEarningsMember2022-12-310000025232us-gaap:AccumulatedOtherComprehensiveIncomeMember2022-12-310000025232us-gaap:ParentMember2022-12-310000025232us-gaap:NoncontrollingInterestMember2022-12-3100000252322022-12-310000025232us-gaap:RetainedEarningsMember2023-01-012023-12-310000025232us-gaap:ParentMember2023-01-012023-12-310000025232us-gaap:NoncontrollingInterestMember2023-01-012023-12-310000025232us-gaap:AccumulatedOtherComprehensiveIncomeMember2023-01-012023-12-310000025232us-gaap:CommonStockMember2023-01-012023-12-310000025232us-gaap:AdditionalPaidInCapitalMember2023-01-012023-12-310000025232us-gaap:TreasuryStockCommonMember2023-01-012023-12-310000025232us-gaap:CommonStockMember2023-12-310000025232us-gaap:AdditionalPaidInCapitalMember2023-12-310000025232us-gaap:TreasuryStockCommonMember2023-12-310000025232us-gaap:RetainedEarningsMember2023-12-310000025232us-gaap:AccumulatedOtherComprehensiveIncomeMember2023-12-310000025232us-gaap:ParentMember2023-12-310000025232us-gaap:NoncontrollingInterestMember2023-12-310000025232us-gaap:RetainedEarningsMember2024-01-012024-12-310000025232us-gaap:ParentMember2024-01-012024-12-310000025232us-gaap:NoncontrollingInterestMember2024-01-012024-12-310000025232us-gaap:AccumulatedOtherComprehensiveIncomeMember2024-01-012024-12-310000025232us-gaap:CommonStockMember2024-01-012024-12-310000025232us-gaap:AdditionalPaidInCapitalMember2024-01-012024-12-310000025232us-gaap:TreasuryStockCommonMember2024-01-012024-12-310000025232us-gaap:CommonStockMember2024-12-310000025232us-gaap:AdditionalPaidInCapitalMember2024-12-310000025232us-gaap:TreasuryStockCommonMember2024-12-310000025232us-gaap:RetainedEarningsMember2024-12-310000025232us-gaap:AccumulatedOtherComprehensiveIncomeMember2024-12-310000025232us-gaap:ParentMember2024-12-310000025232us-gaap:NoncontrollingInterestMember2024-12-310000025232cuz:CousinsPropertiesLPMember2024-01-012024-12-310000025232srt:MinimumMemberus-gaap:BuildingMember2024-12-310000025232srt:MaximumMemberus-gaap:BuildingMember2024-12-310000025232srt:MinimumMemberus-gaap:FurnitureAndFixturesMember2024-12-310000025232srt:MaximumMemberus-gaap:FurnitureAndFixturesMember2024-12-310000025232cuz:TenantFundedImprovementsMember2024-12-310000025232cuz:TenantFundedImprovementsMember2023-12-310000025232cuz:TenantFundedImprovementsMember2024-01-012024-12-310000025232cuz:TenantFundedImprovementsMember2023-01-012023-12-310000025232cuz:TenantFundedImprovementsMember2022-01-012022-12-310000025232cuz:TenantReimbursementsMember2024-01-012024-12-310000025232cuz:TenantReimbursementsMember2023-01-012023-12-310000025232cuz:TenantReimbursementsMember2022-01-012022-12-310000025232cuz:SailTowerAcquisitionMember2024-12-012024-12-310000025232cuz:VantageSouthEndAcquisitionMember2024-12-012024-12-310000025232cuz:SailTowerAcquisitionMember2024-12-310000025232cuz:VantageSouthEndAcquisitionMember2024-12-310000025232us-gaap:LeasesAcquiredInPlaceMembercuz:SailTowerAcquisitionMember2024-12-012024-12-310000025232us-gaap:LeasesAcquiredInPlaceMembercuz:VantageSouthEndAcquisitionMember2024-12-012024-12-310000025232us-gaap:AboveMarketLeasesMembercuz:SailTowerAcquisitionMember2024-12-012024-12-310000025232us-gaap:AboveMarketLeasesMembercuz:VantageSouthEndAcquisitionMember2024-12-012024-12-310000025232cuz:PrepaidExpensesMembercuz:SailTowerAcquisitionMember2024-12-012024-12-310000025232cuz:PrepaidExpensesMembercuz:VantageSouthEndAcquisitionMember2024-12-012024-12-310000025232cuz:BelowMarketLeasesMembercuz:SailTowerAcquisitionMember2024-12-012024-12-310000025232cuz:BelowMarketLeasesMembercuz:VantageSouthEndAcquisitionMember2024-12-012024-12-310000025232cuz:TenantAllowancePayableMembercuz:SailTowerAcquisitionMember2024-12-012024-12-310000025232cuz:TenantAllowancePayableMembercuz:VantageSouthEndAcquisitionMember2024-12-012024-12-310000025232cuz:AccountsPayableAndOtherLiabilitiesMembercuz:SailTowerAcquisitionMember2024-12-012024-12-310000025232cuz:AccountsPayableAndOtherLiabilitiesMembercuz:VantageSouthEndAcquisitionMember2024-12-012024-12-3100000252322024-12-012024-12-310000025232us-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMembercuz:AtlantaLandMember2024-09-300000025232us-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMembercuz:AtlantaLandMember2023-09-012023-09-3000000252322024-02-012024-02-290000025232cuz:MezzanineLoanMember2024-04-012024-06-3000000252322024-06-300000025232cuz:MezzanineLoanMember2024-06-300000025232cuz:MezzanineLoanMemberus-gaap:MortgagesMember2024-01-012024-12-310000025232cuz:PerformingMortgageLoanMember2024-12-310000025232cuz:PerformingMortgageLoanMemberus-gaap:SubsequentEventMember2025-01-072025-01-070000025232cuz:PerformingMortgageLoanMemberus-gaap:SubsequentEventMember2025-01-070000025232cuz:A110EastPledgeOfEquityInterestsCharlotteNCOfficeBuildingMember2024-12-310000025232cuz:RadiusPledgeOfEquityInterestsNashvilleTNOfficeBuildingMember2024-12-310000025232cuz:SaintAnnPledgeOfAssetDallasTXOfficeBuildingMember2024-12-310000025232cuz:MezzanineLoanMember2024-12-310000025232cuz:FirstPriorityMortgageLoanMember2024-12-310000025232cuz:AMCO120WTHoldingsLLCMember2024-12-310000025232cuz:AMCO120WTHoldingsLLCMember2023-12-310000025232cuz:CrawfordLongCpiLlcMember2024-12-310000025232cuz:CrawfordLongCpiLlcMember2023-12-310000025232cuz:NeuhoffHoldingsLLCMember2024-12-310000025232cuz:NeuhoffHoldingsLLCMember2023-12-310000025232cuz:TerminusOfficeHoldingsMember2024-12-310000025232cuz:TerminusOfficeHoldingsMember2023-12-310000025232cuz:A715PonceHoldingsLLCMember2024-12-310000025232cuz:A715PonceHoldingsLLCMember2023-12-310000025232us-gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember2024-12-310000025232us-gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember2023-12-310000025232cuz:AMCO120WTHoldingsLLCMember2024-01-012024-12-310000025232cuz:AMCO120WTHoldingsLLCMember2023-01-012023-12-310000025232cuz:AMCO120WTHoldingsLLCMember2022-01-012022-12-310000025232cuz:CrawfordLongCpiLlcMember2024-01-012024-12-310000025232cuz:CrawfordLongCpiLlcMember2023-01-012023-12-310000025232cuz:CrawfordLongCpiLlcMember2022-01-012022-12-310000025232cuz:NeuhoffHoldingsLLCMember2024-01-012024-12-310000025232cuz:NeuhoffHoldingsLLCMember2023-01-012023-12-310000025232cuz:NeuhoffHoldingsLLCMember2022-01-012022-12-310000025232cuz:TerminusOfficeHoldingsMember2024-01-012024-12-310000025232cuz:TerminusOfficeHoldingsMember2023-01-012023-12-310000025232cuz:TerminusOfficeHoldingsMember2022-01-012022-12-310000025232cuz:A715PonceHoldingsLLCMember2024-01-012024-12-310000025232cuz:A715PonceHoldingsLLCMember2023-01-012023-12-310000025232cuz:A715PonceHoldingsLLCMember2022-01-012022-12-310000025232cuz:CarolinaSquareHoldingsLPMember2024-01-012024-12-310000025232cuz:CarolinaSquareHoldingsLPMember2023-01-012023-12-310000025232cuz:CarolinaSquareHoldingsLPMember2022-01-012022-12-310000025232cuz:HICOVictoryCenterLPMember2024-01-012024-12-310000025232cuz:HICOVictoryCenterLPMember2023-01-012023-12-310000025232cuz:HICOVictoryCenterLPMember2022-01-012022-12-310000025232cuz:OtherEquityMethodInvesteeMember2024-01-012024-12-310000025232cuz:OtherEquityMethodInvesteeMember2023-01-012023-12-310000025232cuz:OtherEquityMethodInvesteeMember2022-01-012022-12-310000025232us-gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember2024-01-012024-12-310000025232us-gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember2023-01-012023-12-310000025232us-gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember2022-01-012022-12-310000025232cuz:AMCO120WTHoldingsLLCMember2024-12-310000025232cuz:AMCO120WTHoldingsLLCMembercuz:AMLIResidentialMember2024-12-310000025232cuz:AMCO120WTHoldingsLLCMember2023-12-310000025232cuz:CrawfordLongCpiLlcMember2024-12-310000025232cuz:CrawfordLongCpiLlcMembercuz:EmoryUniversityMember2024-12-310000025232cuz:CrawfordLongCpiLlcMember2023-05-310000025232cuz:CrawfordLongCpiLlcMember2023-12-310000025232cuz:NeuoffJVMember2024-12-310000025232cuz:NeuoffJVMembercuz:NeuhoffHoldingsLLCMember2024-12-310000025232cuz:NeuoffJVMember2021-07-272021-07-270000025232cuz:NeuoffJVMemberus-gaap:ConstructionLoansMember2021-09-300000025232cuz:NeuoffJVMemberus-gaap:ConstructionLoansMember2021-09-012021-09-300000025232cuz:NeuhoffHoldingsLLCMemberus-gaap:SecuredOvernightFinancingRateSofrMember2023-04-012023-04-300000025232cuz:NeuhoffHoldingsLLCMembersrt:MinimumMember2023-04-300000025232cuz:NeuhoffHoldingsLLCMembercuz:LondonInterBankOfferedRateLIBORMembersrt:MinimumMember2024-03-310000025232cuz:NeuoffJVMember2023-12-310000025232cuz:TLCOProsceniumLLCMember2024-08-310000025232cuz:TLCOProsceniumLLCMembercuz:ProsceniumJVLLCMember2024-08-310000025232cuz:TLCOProsceniumLLCMembercuz:ProsceniumJVLLCMember2024-08-012024-08-310000025232cuz:ProsceniumJVLLCMember2024-08-012024-08-310000025232cuz:TLCOProsceniumLLCMember2024-12-310000025232cuz:A715PonceJVMember2024-12-310000025232cuz:A715PonceJVMembercuz:A715PonceHoldingsLLCMember2024-12-310000025232cuz:A715PonceJVMember2024-01-012024-12-310000025232cuz:A715PonceJVMember2023-12-310000025232cuz:CarolinaSquareHoldingsLPMember2024-12-310000025232cuz:CarolinaSquareHoldingsLPMembercuz:NR123FranklinLLCMember2024-12-310000025232cuz:CarolinaSquareHoldingsLPMember2022-09-300000025232cuz:CarolinaSquareHoldingsLPMember2022-09-012022-09-300000025232cuz:HICOVictoryCenterLPMember2024-12-310000025232cuz:HICOVictoryCenterLPMembercuz:HinesMember2024-12-310000025232us-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMembercuz:HICOVictoryCenterLPMember2023-06-300000025232cuz:HICOVictoryCenterLPMembercuz:HICOVictoryCenterLPMemberus-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMember2022-06-012022-06-300000025232us-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMembercuz:HICOVictoryCenterLPMember2022-06-012022-06-300000025232us-gaap:LeasesAcquiredInPlaceMember2024-12-310000025232us-gaap:LeasesAcquiredInPlaceMember2023-12-310000025232cuz:BelowMarketGroundLeasesMember2024-12-310000025232cuz:BelowMarketGroundLeasesMember2023-12-310000025232us-gaap:AboveMarketLeasesMember2024-12-310000025232us-gaap:AboveMarketLeasesMember2023-12-310000025232cuz:BelowMarketLeasesMember2024-12-310000025232cuz:BelowMarketLeasesMember2023-12-310000025232cuz:BelowMarketLeasesAboveMarketLeasesMember2024-01-012024-12-310000025232cuz:BelowMarketLeasesAboveMarketLeasesMember2023-01-012023-12-310000025232cuz:BelowMarketLeasesAboveMarketLeasesMember2022-01-012022-12-310000025232us-gaap:LeasesAcquiredInPlaceMember2024-01-012024-12-310000025232us-gaap:LeasesAcquiredInPlaceMember2023-01-012023-12-310000025232us-gaap:LeasesAcquiredInPlaceMember2022-01-012022-12-310000025232cuz:BelowMarketGroundLeasesMember2024-01-012024-12-310000025232cuz:BelowMarketGroundLeasesMember2023-01-012023-12-310000025232cuz:BelowMarketGroundLeasesMember2022-01-012022-12-310000025232cuz:BelowMarketLeasesMember2024-01-012024-12-310000025232cuz:UnsecuredCreditFacilityMember2024-12-310000025232cuz:UnsecuredCreditFacilityMember2023-12-310000025232cuz:UnsecuredSeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:UnsecuredSeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember2023-12-310000025232cuz:UnsecuredSeniorNotesWithInterestRateOf5.375Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:UnsecuredSeniorNotesWithInterestRateOf5.375Membercuz:SeniorUnsecuredDebtMember2023-12-310000025232cuz:UnsecuredTermLoanWithInterestRateOf5.433Membercuz:TermLoanUnsecuredDueInSeptember2025Member2024-12-310000025232cuz:UnsecuredTermLoanWithInterestRateOf5.433Membercuz:TermLoanUnsecuredDueInSeptember2025Member2023-12-310000025232cuz:A10YearUnsecuredSeniorNotesWithInterestRateOf395Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:A10YearUnsecuredSeniorNotesWithInterestRateOf395Membercuz:SeniorUnsecuredDebtMember2023-12-310000025232cuz:UnsecuredTermLoanWithInterestRateOf5.41Membercuz:TermLoanUnsecuredDueIn2024Member2024-12-310000025232cuz:UnsecuredTermLoanWithInterestRateOf5.41Membercuz:TermLoanUnsecuredDueIn2024Member2023-12-310000025232cuz:EightYearNoteWithInterestRateOf391Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:EightYearNoteWithInterestRateOf391Membercuz:SeniorUnsecuredDebtMember2023-12-310000025232cuz:A9YearUnsecuredSeniorNotesWithInterestRateOf386Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:A9YearUnsecuredSeniorNotesWithInterestRateOf386Membercuz:SeniorUnsecuredDebtMember2023-12-310000025232cuz:A8YearUnsecuredSeniorNotesWithInterestRateOf378Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:A8YearUnsecuredSeniorNotesWithInterestRateOf378Membercuz:SeniorUnsecuredDebtMember2023-12-310000025232cuz:TenYearNoteWithInterestRateOf409Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:TenYearNoteWithInterestRateOf409Membercuz:SeniorUnsecuredDebtMember2023-12-310000025232cuz:UnsecuredNotesMember2024-12-310000025232cuz:UnsecuredNotesMember2023-12-310000025232cuz:TerminusMemberus-gaap:MortgagesMember2024-12-310000025232cuz:TerminusMemberus-

gaap:MortgagesMember2023-12-310000025232cuz:FifthThirdCenterMemberus-gaap:MortgagesMember2024-12-310000025232cuz:FifthThirdCenterMemberus-gaap:MortgagesMember2023-12-310000025232cuz:ColoradoTowerMemberus-gaap:MortgagesMember2024-12-310000025232cuz:ColoradoTowerMemberus-gaap:MortgagesMember2023-12-310000025232cuz:Domain10Memberus-gaap:MortgagesMember2024-12-310000025232cuz:Domain10Memberus-gaap:MortgagesMember2023-12-310000025232us-gaap:MortgagesMember2024-12-310000025232us-gaap:MortgagesMember2023-12-310000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember2022-10-032022-10-030000025232cuz:UnsecuredTermLoanWithInterestRateOf5.433Memberus-gaap:UnsecuredDebtMember2024-12-012024-12-310000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember2021-06-282021-06-280000025232cuz:Terminus100Memberus-gaap:MortgagesMember2024-12-310000025232cuz:Terminus200Memberus-gaap:MortgagesMember2024-12-310000025232us-gaap:LineOfCreditMember2022-05-020000025232srt:MinimumMemberus-gaap:LineOfCreditMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMember2022-05-022022-05-020000025232srt:MaximumMemberus-gaap:LineOfCreditMember2022-05-022022-05-020000025232srt:MaximumMemberus-gaap:LineOfCreditMember2022-05-020000025232us-gaap:LineOfCreditMembercuz:AdjustedSOFRMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMembersrt:MinimumMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMembersrt:MaximumMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMemberus-gaap:FederalFundsEffectiveSwapRateMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMembercuz:TermSOFRMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMemberus-gaap:BaseRateMembersrt:MinimumMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMemberus-gaap:BaseRateMembersrt:MaximumMember2022-05-022022-05-020000025232us-gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMembersrt:MinimumMember2024-04-162024-04-160000025232us-gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMembersrt:MaximumMember2024-04-162024-04-160000025232srt:MinimumMemberus-gaap:LineOfCreditMember2024-04-162024-04-160000025232srt:MaximumMemberus-gaap:LineOfCreditMember2024-04-162024-04-160000025232us-gaap:LineOfCreditMembercuz:AdjustedSOFRMember2024-01-012024-12-310000025232us-gaap:LineOfCreditMember2024-01-012024-12-310000025232us-gaap:LineOfCreditMember2024-12-310000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember2022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMembercuz:AdjustedSOFRMember2022-10-032022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:EurodollarMembersrt:MinimumMember2022-10-032022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:EurodollarMembersrt:MaximumMember2022-10-032022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:FederalFundsEffectiveSwapRateMember2022-10-032022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMembercuz:TermSOFRMember2022-10-032022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MinimumMember2022-10-032022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MaximumMember2022-10-032022-10-030000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember2024-01-012024-12-310000025232cuz:A2022TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember2023-04-190000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember2023-04-190000025232cuz:A2022TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMemberus-gaap:SecuredOvernightFinancingRateSofrMember2023-04-190000025232cuz:A2022TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember2024-01-260000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember2024-01-260000025232cuz:A2022TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMemberus-gaap:SecuredOvernightFinancingRateSofrMember2024-01-260000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember2024-12-310000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember2021-06-280000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember2024-08-012024-08-310000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember2024-08-310000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember2024-08-300000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMembercuz:AdjustedSOFRMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:EurodollarMembersrt:MinimumMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:EurodollarMembersrt:MaximumMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:FederalFundsEffectiveSwapRateMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMembercuz:TermSOFRMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MinimumMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MaximumMember2022-09-192022-09-190000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember2024-01-012024-12-310000025232cuz:A2021TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember2022-09-270000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember2022-09-272022-09-270000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MinimumMember2024-04-012024-04-300000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MinimumMember2024-04-012024-04-300000025232cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MaximumMember2024-04-012024-04-300000025232cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMembersrt:MaximumMember2024-04-012024-04-300000025232cuz:UnsecuredSeniorNotesWithInterestRateOf5.375Membercuz:SeniorUnsecuredDebtMember2024-12-012024-12-310000025232cuz:SeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember2024-08-310000025232cuz:SeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember2024-08-012024-08-310000025232cuz:SeniorNotesWithInterestRateOf5.912Membercuz:SeniorUnsecuredDebtMember2024-08-310000025232cuz:SeniorNotesWithInterestRateOf5.912Membercuz:SeniorUnsecuredDebtMember2024-08-012024-08-310000025232cuz:A2021TermLoanMembercuz:SeniorUnsecuredDebtMember2024-08-012024-08-310000025232cuz:A2021TermLoanMembercuz:SeniorUnsecuredDebtMember2024-08-310000025232cuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMember2024-08-310000025232cuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMember2024-08-012024-08-310000025232cuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMembersrt:MaximumMember2024-08-012024-08-310000025232cuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMembersrt:MaximumMember2024-08-310000025232cuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:TenYearUnsecuredSeniorNotesWithInterestRateOf409Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:EightYearUnsecuredSeniorNotesWithInterestRateOf391Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:EightYearUnsecuredSeniorNotesWithInterestRateOf378Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:NineYearUnsecuredSeniorNotesWithInterestRateOf386Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:TenYearUnsecuredSeniorNotesWithInterestRateOf395Membercuz:SeniorUnsecuredDebtMember2024-12-310000025232cuz:Domain10Memberus-gaap:MortgagesMember2024-11-300000025232cuz:TerminusPropertiesInAtlantaMemberus-gaap:MortgagesMember2022-12-310000025232cuz:TerminusPropertiesInAtlantaMemberus-gaap:MortgagesMember2022-11-300000025232cuz:LegacyUnionOneMemberus-gaap:MortgagesMember2022-10-310000025232cuz:PromenadeTowerMemberus-gaap:MortgagesMember2022-10-310000025232cuz:TerminusPropertiesInAtlantaMemberus-gaap:MortgagesMember2024-12-310000025232cuz:A2022TermLoanMembercuz:InterestRateSwap2024Member2024-12-310000025232cuz:A2022TermLoanMembercuz:InterestRateSwap2023Member2023-12-310000025232cuz:A2021TermLoanMemberus-gaap:InterestRateSwapMember2023-12-310000025232cuz:UnderwritingAgreementDecember2024Member2024-12-012024-12-310000025232cuz:UnderwritingAgreementDecember2024Member2024-12-310000025232cuz:UnderwritingAgreementNovember2024Member2024-11-012024-11-3000000252322024-11-300000025232cuz:UnderwritingAgreementNovember2024Member2024-11-3000000252322022-07-012022-09-300000025232cuz:ATMProgramMembersrt:MaximumMember2022-07-012022-09-300000025232us-gaap:CommonStockMembercuz:ATMProgramMember2022-06-292024-12-310000025232cuz:ATMProgramMember2022-06-292024-12-310000025232cuz:ATMProgramMember2024-12-310000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2024-01-012024-12-310000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2023-01-012023-12-310000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2022-01-012022-12-3100000252322024-02-062024-02-060000025232us-gaap:CommonStockMember2024-01-012024-12-310000025232cuz:OrdinaryDividendsMemberus-gaap:CommonStockMember2024-01-012024-12-310000025232cuz:LongTermCapitalGainMemberus-gaap:CommonStockMember2024-01-012024-12-310000025232us-gaap:CommonStockMember2023-01-012023-12-310000025232cuz:OrdinaryDividendsMemberus-gaap:CommonStockMember2023-01-012023-12-310000025232cuz:LongTermCapitalGainMemberus-gaap:CommonStockMember2023-01-012023-12-310000025232us-gaap:CommonStockMember2022-01-012022-12-310000025232cuz:OrdinaryDividendsMemberus-gaap:CommonStockMember2022-01-012022-12-310000025232cuz:LongTermCapitalGainMemberus-gaap:CommonStockMember2022-01-012022-12-310000025232cuz:VariableRentalRevenueMember2024-01-012024-12-310000025232cuz:VariableRentalRevenueMember2023-01-012023-12-310000025232cuz:VariableRentalRevenueMember2022-01-012022-12-310000025232cuz:FeeAndOtherRevenueMember2024-01-012024-12-310000025232cuz:FeeAndOtherRevenueMember2023-01-012023-12-310000025232cuz:FeeAndOtherRevenueMember2022-01-012022-12-3100000252322023-06-012023-06-300000025232cuz:SVBFinancialGroupMembercuz:RentalPropertiesMember2023-07-012023-09-300000025232us-gaap:SubsequentEventMember2025-02-012025-02-280000025232cuz:NorfolkSouthernMember2022-01-012022-12-310000025232us-gaap:RestrictedStockMember2024-01-012024-12-310000025232us-gaap:RestrictedStockMember2023-01-012023-12-310000025232us-gaap:RestrictedStockMember2022-01-012022-12-310000025232cuz:EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember2024-01-012024-12-310000025232cuz:EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember2023-01-012023-12-310000025232cuz:EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember2022-01-012022-12-310000025232cuz:EquityClassifiedPerformanceBasedRestrictedStockUnitMember2024-01-012024-12-310000025232cuz:EquityClassifiedPerformanceBasedRestrictedStockUnitMember2023-01-012023-12-310000025232cuz:EquityClassifiedPerformanceBasedRestrictedStockUnitMember2022-01-012022-12-310000025232cuz:EquityClassifiedDirectorGrantsMember2024-01-012024-12-310000025232cuz:EquityClassifiedDirectorGrantsMember2023-01-012023-12-310000025232cuz:EquityClassifiedDirectorGrantsMember2022-01-012022-12-310000025232us-gaap:EmployeeStockMember2024-01-012024-12-310000025232us-gaap:EmployeeStockMember2023-01-012023-12-310000025232us-gaap:EmployeeStockMember2022-01-012022-12-310000025232cuz:EquityClassifiedAwardsMember2024-01-012024-12-310000025232cuz:EquityClassifiedAwardsMember2023-01-012023-12-310000025232cuz:EquityClassifiedAwardsMember2022-01-012022-12-310000025232cuz:TimeVestedRestrictedStockUnitMember2024-01-012024-12-310000025232cuz:TimeVestedRestrictedStockUnitMember2023-01-012023-12-310000025232cuz:TimeVestedRestrictedStockUnitMember2022-01-012022-12-310000025232cuz:DividendEquivalentMember2024-01-012024-12-310000025232cuz:DividendEquivalentMember2023-01-012023-12-310000025232cuz:DividendEquivalentMember2022-01-012022-12-310000025232cuz:LiabilityClassifiedAwardsMember2024-01-012024-12-310000025232cuz:LiabilityClassifiedAwardsMember2023-01-012023-12-310000025232cuz:LiabilityClassifiedAwardsMember2022-01-012022-12-310000025232cuz:EquityClassifiedAwardsMembercuz:KeyEmployeeMember2021-01-012021-12-310000025232cuz:EquityClassifiedAwardsMembercuz:KeyEmployeeMember2024-01-012024-12-310000025232cuz:EquityClassifiedAwardsMembercuz:KeyEmployeeMember2023-01-012023-12-310000025232cuz:EquityClassifiedAwardsMembercuz:KeyEmployeeMember2022-01-012022-12-310000025232cuz:PerformanceBasedRestrictedStockUnitMember2024-12-310000025232cuz:PerformanceBasedRestrictedStockUnitMember2024-01-012024-12-310000025232cuz:EquityClassifiedAwardsMembercuz:EmployeesMember2024-01-012024-12-310000025232cuz:EquityClassifiedAwardsMembercuz:EmployeesMember2023-01-012023-12-310000025232cuz:EquityClassifiedAwardsMembercuz:EmployeesMember2022-01-012022-12-310000025232cuz:EquityClassifiedAwardsMember2024-12-310000025232cuz:EquityClassifiedAwardsMember2023-12-310000025232cuz:EquityClassifiedAwardsMember2022-12-310000025232cuz:EquityClassifiedAwardsMember2021-12-310000025232us-gaap:RestrictedStockUnitsRSUMember2024-12-310000025232us-gaap:RestrictedStockMember2024-12-310000025232us-gaap:StockOptionMember2024-12-310000025232us-gaap:StockOptionMember2022-12-310000025232us-gaap:StockOptionMember2023-12-310000025232us-gaap:StockOptionMember2024-01-012024-12-310000025232us-gaap:StockOptionMember2023-01-012023-12-310000025232us-gaap:StockOptionMember2022-01-012022-12-310000025232cuz:EquityClassifiedAwardsMembercuz:IndependentBoardOfDirectorsMember2024-01-012024-12-310000025232cuz:EquityClassifiedAwardsMembercuz:IndependentBoardOfDirectorsMember2023-01-012023-12-310000025232cuz:EquityClassifiedAwardsMembercuz:IndependentBoardOfDirectorsMember2022-01-012022-12-310000025232cuz:LiabilityClassifiedServiceBasedPerformanceRestrictedStockUnitsMember2024-01-012024-12-310000025232cuz:LiabilityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember2023-01-012023-12-310000025232cuz:LiabilityClassifiedServiceBasedPerformanceRestrictedStockUnitsMember2023-01-012023-12-310000025232cuz:LiabilityClassifiedPerformanceBasedRestrictedStockUnitMember2023-01-012023-12-310000025232cuz:LiabilityClassifiedPerformanceBasedRestrictedStockUnitMember2024-01-012024-12-310000025232cuz:LiabilityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember2024-01-012024-12-310000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2021-10-260000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2021-10-262021-10-260000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2024-12-310000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2023-12-310000025232us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember2022-12-3100000252322019-01-012019-01-010000025232cuz:CTRSMember2024-01-012024-12-310000025232cuz:CTRSMember2023-01-012023-12-310000025232cuz:CTRSMember2022-01-012022-12-310000025232cuz:CTRSMember2024-12-310000025232cuz:CTRSMember2023-12-310000025232srt:SubsidiariesMember2024-01-012024-12-310000025232srt:SubsidiariesMember2023-01-012023-12-310000025232srt:SubsidiariesMember2022-01-012022-12-310000025232cuz:OtherNoncontrollingInterestsMember2024-01-012024-12-310000025232cuz:OtherNoncontrollingInterestsMember2023-01-012023-12-310000025232cuz:OtherNoncontrollingInterestsMember2022-01-012022-12-310000025232us-gaap:EmployeeStockOptionMember2024-01-012024-12-310000025232us-gaap:EmployeeStockOptionMember2023-01-012023-12-310000025232us-gaap:EmployeeStockOptionMember2022-01-012022-12-310000025232us-gaap:RestrictedStockUnitsRSUMember2024-01-012024-12-310000025232us-gaap:RestrictedStockUnitsRSUMember2023-01-012023-12-310000025232us-gaap:RestrictedStockUnitsRSUMember2022-01-012022-12-310000025232cuz:AtlantaGAMemberus-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:AtlantaGAMemberus-gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:AustinTXMemberus-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:AustinTXMemberus-gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:TampaFLMemberus-

gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:TampaFLMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:PhoenixAZMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:PhoenixAZMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:CharlotteNCMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:CharlotteNCMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:DallasTXMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:DallasTXMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:OtherLocationMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232cuz:OtherLocationMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232us-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2024-01-012024-12-310000025232us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:NonOfficeSegmentMember2024-01-012024-12-310000025232us-
gaap:OperatingSegmentsMembercuz:NonOfficeSegmentMember2024-01-012024-12-310000025232us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMember2024-01-012024-12-
310000025232us-gaap:OperatingSegmentsMember2024-01-012024-12-310000025232us-gaap:MaterialReconcilingItemsMembercuz:RentalPropertiesMember2024-01-012024-12-
310000025232us-gaap:MaterialReconcilingItemsMember2024-01-012024-12-310000025232cuz:TerminationFeeMember2024-01-012024-12-310000025232cuz:AtlantaGAMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:AtlantaGAMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:AustinTXMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:AustinTXMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:TampaFLMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:TampaFLMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:PhoenixAZMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:PhoenixAZMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:CharlotteNCMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:CharlotteNCMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:DallasTXMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:DallasTXMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:OtherLocationMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232cuz:OtherLocationMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232us-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2023-01-012023-12-310000025232us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:NonOfficeSegmentMember2023-01-012023-12-310000025232us-
gaap:OperatingSegmentsMembercuz:NonOfficeSegmentMember2023-01-012023-12-310000025232us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMember2023-01-012023-12-
310000025232us-gaap:OperatingSegmentsMember2023-01-012023-12-310000025232us-gaap:MaterialReconcilingItemsMembercuz:RentalPropertiesMember2023-01-012023-12-
310000025232us-gaap:MaterialReconcilingItemsMember2023-01-012023-12-310000025232cuz:TerminationFeeMember2023-01-012023-12-310000025232cuz:AtlantaGAMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:AtlantaGAMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:AustinTXMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:AustinTXMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:TampaFLMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:TampaFLMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:PhoenixAZMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:PhoenixAZMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:CharlotteNCMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:CharlotteNCMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:DallasTXMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:DallasTXMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:OtherLocationMemberus-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232cuz:OtherLocationMemberus-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232us-
gaap:OperatingSegmentsMembercuz:OfficeSegmentMember2022-01-012022-12-310000025232us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:NonOfficeSegmentMember2022-01-012022-12-310000025232us-
gaap:OperatingSegmentsMembercuz:NonOfficeSegmentMember2022-01-012022-12-310000025232us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMember2022-01-012022-12-
310000025232us-gaap:OperatingSegmentsMember2022-01-012022-12-310000025232us-gaap:MaterialReconcilingItemsMembercuz:RentalPropertiesMember2022-01-012022-12-
310000025232us-gaap:MaterialReconcilingItemsMember2022-01-012022-12-310000025232cuz:TerminationFeeMember2022-01-012022-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:TheDomainMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:TheDomainMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:TheDomainMembersrt:MaximumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:SailTowerMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:SailTowerMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:SailTowerMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:TerminusMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:CorporateCenterMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:NorthparkTownCentreMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:NorthparkTownCentreMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:NorthparkTownCentreMembersrt:MinimumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:CorporateCenterMembersrt:MaximumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:Austin300ColoradoProjectLPMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:Austin300ColoradoProjectLPMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:Austin300ColoradoProjectLPMembersrt:MaximumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:CorporateCenterMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:BuckheadPlazaMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:BuckheadPlazaMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:BuckheadPlazaMembersrt:MinimumMember2024-12-
310000025232cuz:HoustonTexasMembercuz:OperatingPropertiesMembercuz:BlairlakePlazaMember2024-12-
310000025232cuz:HoustonTexasMembercuz:OperatingPropertiesMembercuz:BlairlakePlazaMembersrt:MinimumMember2024-12-
310000025232cuz:HoustonTexasMembercuz:OperatingPropertiesMembercuz:BlairlakePlazaMembersrt:MaximumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:HaydenFerryMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:HaydenFerryMembersrt:MinimumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:HaydenFerryMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:SpringAnd8thMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:SpringAnd8thMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:SpringAnd8thMembersrt:MaximumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:TheTerraceMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:TheTerraceMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:TheTerraceMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A725PonceMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A725PonceMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A725PonceMembersrt:MaximumMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:VantageSouthEndAcquisitionMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:OneElevenCongressMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:OneElevenCongressMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:OneElevenCongressMembersrt:MaximumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:SanJacintoCenterMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:SanJacintoCenterMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:SanJacintoCenterMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3344PeachtreeMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3344PeachtreeMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3344PeachtreeMembersrt:MaximumMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:FifthThirdCenterMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:FifthThirdCenterMembersrt:MinimumMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:FifthThirdCenterMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:PromenadeMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:PromenadeMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:PromenadeMembersrt:MaximumMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:TheRailYardMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:TheRailYardMembersrt:MinimumMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:TheRailYardMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3350PeachtreeMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3350PeachtreeMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3350PeachtreeMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:PromenadeDAtlantaGaMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:PromenadeDAtlantaGaMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:PromenadeDAtlantaGaMembersrt:MaximumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:A100MillMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:A100MillMembersrt:MinimumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:A100MillMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:AvalonMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:AvalonMembersrt:MinimumMember2024-12-

310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:AvalonMembersrt:MaximumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:ColoradoTowerMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:ColoradoTowerMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:ColoradoTowerMembersrt:MaximumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:HeightsUnionMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:HeightsUnionMembersrt:MinimumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:HeightsUnionMembersrt:MaximumMember2024-12-
310000025232cuz:DallasGeorgiaMembercuz:OperatingPropertiesMembercuz:LegacyUnionOneMember2024-12-
310000025232cuz:DallasGeorgiaMembercuz:OperatingPropertiesMembercuz:LegacyUnionOneMembersrt:MinimumMember2024-12-
310000025232cuz:DallasGeorgiaMembercuz:OperatingPropertiesMembercuz:LegacyUnionOneMembersrt:MaximumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:TempeGatewayMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:TempeGatewayMembersrt:MinimumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:TempeGatewayMembersrt:MaximumMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:A550SouthMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:A550SouthMembersrt:MinimumMember2024-12-
310000025232cuz:CharlotteNorthCarolinaMembercuz:OperatingPropertiesMembercuz:A550SouthMembersrt:MaximumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:DomainPointMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:DomainPointMembersrt:MinimumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:DomainPointMembersrt:MaximumMember2024-12-
310000025232cuz:DallasGeorgiaMembercuz:OperatingPropertiesMembercuz:A5950SherryLaneMember2024-12-
310000025232cuz:DallasGeorgiaMembercuz:OperatingPropertiesMembercuz:A5950SherryLaneMembersrt:MinimumMember2024-12-
310000025232cuz:DallasGeorgiaMembercuz:OperatingPropertiesMembercuz:A5950SherryLaneMembersrt:MaximumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3348PeachtreeMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3348PeachtreeMembersrt:MinimumMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:A3348PeachtreeMembersrt:MaximumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:A111WestRioMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:A111WestRioMembersrt:MinimumMember2024-12-
310000025232cuz:PhoenixAZMembercuz:OperatingPropertiesMembercuz:A111WestRioMembersrt:MaximumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:ThePointeMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:ThePointeMembersrt:MinimumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:ThePointeMembersrt:MaximumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:HarborviewPlazaMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:HarborviewPlazaMembersrt:MinimumMember2024-12-
310000025232cuz:TampaFLMembercuz:OperatingPropertiesMembercuz:HarborviewPlazaMembersrt:MaximumMember2024-12-
310000025232cuz:AustinTXMembercuz:OperatingPropertiesMembercuz:ResearchParkVMember2024-12-
310000025232cuz:AtlantaGeorgiaMembercuz:OperatingPropertiesMembercuz:MeridianMarkPlazaAtlantaMember2024-12-310000025232cuz:OperatingPropertiesMemberus-gaap:MiscellaneousInvestmentsMember2024-12-310000025232cuz:OperatingPropertiesMember2024-12-310000025232cuz:CharlotteNorthCarolinaMemberus-gaap:LandMembercuz:SouthEndStationMember2024-12-310000025232cuz:AtlantaGeorgiaMemberus-gaap:LandMembercuz:A887WestPeachtreeMember2024-12-310000025232cuz:DallasGeorgiaMemberus-gaap:LandMembercuz:LegacyUnionTwoAndThreeMember2024-12-310000025232cuz:AtlantaGeorgiaMemberus-gaap:LandMembercuz:A3354PeachtreeMember2024-12-310000025232cuz:AustinTXMemberus-gaap:LandMembercuz:Domain1415Member2024-12-310000025232cuz:CharlotteNorthCarolinaMemberus-gaap:LandMembercuz:A303TremontMember2024-12-310000025232cuz:AustinTXMemberus-gaap:LandMembercuz:DomainPoint3Member2024-12-310000025232cuz:TampaFLMemberus-gaap:LandMembercuz:CorporateCenterMember2024-12-310000025232us-gaap:LandMember2024-12-310000025232srt:MinimumMemberus-gaap:BuildingAndBuildingImprovementsMember2024-12-310000025232srt:MaximumMemberus-gaap:BuildingAndBuildingImprovementsMember2024-12-31UNITED STATESSECURITIES AND EXCHANGE COMMISSIONWashington, D.C. 20549____FORM 10-K â˜’ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934For the fiscal year ended DecemberÂ 31, 2024 orâ˜TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934For the transition period from Â to Â Commission file number 001-11312Â ____COUSINS PROPERTIES INCORPORATED(Exact name of registrant as specified in its charter)Georgia58-0869052(State or other jurisdiction of incorporation or organization)(I.R.S. Employer Identification No.)3344 Peachtree Road NESuite 1800AtlantaGeorgia30326-4802(Address of principal executive offices)(Zip Code)(404)407-1000(Registrantâ€™s telephone number, including area code)Securities registered pursuant to Section 12(b) of the Act:Title of each classTrading Symbol(s)Name of Exchange on which registeredCommon Stock ($1 par value)CUZNew York Stock ExchangeSecurities registered pursuant to SectionÂ 12(g) of the Act: None____Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.Â Â Â Â YesÂ Â Ã½Â Â Â Â NoÂ Â¨Â Indicate by check mark if the registrant is not required to file reports pursuant to SectionÂ 13 or SectionÂ 15(d) of the Exchange Act.Â Â Â Â YesÂ Â Â¨Â Â Â Â NoÂ Â Ã½Indicate by check mark whether the registrant (1)Â has filed all reports required to be filed by SectionÂ 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2)Â has been subject to such filing requirements for the past 90 days.Â Â Â Â YesÂ Â Ã½Â Â Â Â NoÂ Â Â¨Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (Â§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files).Â Â Â Â YesÂ Â Ã½Â Â Â Â NoÂ Â Â¨Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of â€œlarge accelerated filer,â€ â€œaccelerated filer,â€ â€œsmaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.Large accelerated filerÃ½AcceleratedÂ filerâ˜Non-accelerated filerâ˜SmallerÂ reportingÂ companyâ˜Emerging growth companyâ˜If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.Â Â Â Â Â¨Indicate by check mark whether the registrant has filed a report on and attestation to its managementâ€™s assessment of the effectiveness of its internal control over financial reporting under Section 404(b) of the Sarbanes-Oxley Act (15 U.S.C. 7262(b)) by the registered public accounting firm that prepared or issued its audit report. Â Â Â Â â˜’If securities are registered pursuant to Section 12(b) of the Act, indicate by check mark whether the financial statements of the registrant included in the filing reflect the correction of an error to previously issued financial statements.Â Â Â Â Â¨Indicate by check mark whether any of those error corrections are restatements that required a recovery analysis of incentive-based compensation received by any of the registrant's executive officers during the relevant recovery period pursuant to Â§240.10D-1(b).Â Â Â Â Â¨ Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).Â Â Â Â YesÂ Â â˜Â Â Â Â NoÂ Â Ã½As of JuneÂ 28, 2024, the aggregate market value of the common stock of Cousins Properties Incorporated held by non-affiliates was $3,480,329,145 based on the closing sales price as reported on the New York Stock Exchange. As of JanuaryÂ 30, 2025, 167,660,480 shares of common stock were outstanding.Â DOCUMENTS INCORPORATED BY REFERENCEPortions of the Registrantâ€™s proxy statement for the annual stockholders meeting to be held on April 29, 2025 are incorporated by reference into Part III of this Form 10-K.Table of ContentsÂ PART IItemÂ 1.Business1ItemÂ 1A.Risk Factors4ItemÂ 1B.Unresolved Staff Comments19Item 1C.Cybersecurity20ItemÂ 2.Properties21Item 3.Legal Proceedings26Item 4.Mine Safety Disclosures26Item X.Executive Officers of the Registrant27PART IIItem 5.Market for Registrantâ€™s Common Stock and Related Stockholder Matters28Item 7.Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operations29Item 7A.Quantitative and Qualitative Disclosure about Market Risk42Item 8.Financial Statements and Supplementary Data43Item 9.Changes in and Disagreements with Accountants on Accounting and Financial Disclosure43Item 9A.Controls and Procedures43PART IIIItem 10.Directors, Executive Officers and Corporate Governance45Item 11.Executive Compensation45Item 12.Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters45Item 13.Certain Relationships and Related Transactions, and Director Independence45Item 14.Principal Accountant Fees and Services45PART IVItem 15.Exhibits and Financial Statement Schedules46SIGNATURES50Table of ContentsFORWARD-LOOKING STATEMENTSCertain matters contained in this report are â€œforward-looking statementsâ€ within the meaning of the federal securities laws and are subject to uncertainties and risks, as itemized herein. These forward-looking statements include information about possible or assumed future results of the business and our financial condition, liquidity, results of operations, plans, and objectives. Examples of forward-looking statements in this Annual Report on Form 10-K include the Companyâ€™s business and financial strategy; objectives of management; future debt financings; future acquisitions and dispositions of operating assets, joint venture interests, and land; future acquisitions of investments in real estate debt; future development and redevelopment opportunities; future issuances of common stock, limited partnership units, or preferred stock; future distributions; projected capital expenditures; market and industry trends; future occupancy or volume and velocity of leasing activity; entry into new markets or changes in existing market concentrations; future changes in interest rates and liquidity of capital markets; and all statements that address operating performance, events, investments, or developments that we expect or anticipate will occur in the future.Any forward-looking statements are based upon management's beliefs, assumptions, and expectations of our future performance, taking into account information that is currently available. These beliefs, assumptions, and expectations may change as a result of possible events or factors, not all of which are known. If a change occurs, our business, financial condition, liquidity, and results of operations may vary materially from those expressed in forward-looking statements. Actual results may vary from forward-looking statements due to, but not limited to, the following: the risks and uncertainties related to the impact of changes in general economic and capital market conditions (on an international or national basis or within the markets in which we operate), including changes in inflation, changes in interest rates, supply chain disruptions, labor market disruptions (including changes in unemployment), dislocation and volatility in capital markets, and potential longer-term changes in consumer and customer behavior resulting from the severity and duration of any downturn in the U.S. or global economy; risks affecting the real estate industry (including, without limitation, the inability to enter into or renew leases on favorable terms (and on anticipated schedules)); any adverse change in the financial condition or liquidity of one or more of our tenants or borrowers under our real estate debt investments; changes in customer preferences regarding space utilization; changes in customersâ€™ financial condition; the availability, cost, and adequacy of insurance coverage; competition from other developers, investors, owners, and operators of real estate; the failure to achieve anticipated benefits from intended or completed acquisitions, developments, investments, or dispositions; the cost and availability of financing, the effectiveness of any interest rate hedging contracts, and any failure to comply with debt covenants under credit agreements; the effect of common stock, debt, or operating partnership unit issuances; threatened terrorist attacks or sociopolitical unrest such as political instability, civil unrest, armed hostilities, or political activism and the potential impact of the same upon our day-to-day building operations; the immediate and long-term impact of the outbreak of a highly infectious or contagious disease on our and our customersâ€™ financial condition; risks associated with security breaches through cyberattacks, cyber intrusions, or otherwise; changes in senior management, the Board of Directors, or key personnel; the potential liability for existing or future environmental or other applicable regulatory requirements, including the requirements to qualify for taxation as a real estate investment trust; the financial condition and liquidity of, or disputes with, joint venture partners; material changes in dividend rates on common shares or other securities or the ability to pay those dividends; the impact of changes to applicable laws, including the tax laws impacting REITs, and the impact of newly adopted accounting principles on our accounting policies and on period to period comparison of financial results; risks associated with climate change and severe weather events; and those additional risks and factors discussed in reports filed with the Securities and Exchange Commission ("SEC") by the Company. These forward-looking statements are not exhaustive, speak only as of the date of issuance of this report and are not guarantees of future results, performance, or achievements. Other sections of this report, including Part 1, Item 1A. Risk Factors, include additional factors that could adversely affect our business and financial performance. The Company does not undertake a duty to update or revise any forward-looking statement, whether as a result of new information, future events, or other matters, except as otherwise required by law.Table of ContentsPART IItem 1.BusinessCorporate ProfileCousins Properties Incorporated (the â€œRegistrantâ€ or â€œCousinsâ€), a Georgia corporation, is a fully integrated, self-administered, and self-managed real estate investment trust (â€œREITâ€). Cousins conducts substantially all of its business through Cousins Properties LP ("CPLP"). Cousins owns in excess of 99% of CPLP and consolidates CPLP. CPLP wholly owns Cousins TRS Services LLC ("CTRS"), a taxable entity that owns and manages its own real estate portfolio and performs certain real estate related services. Cousins, CPLP, CTRS, and their subsidiaries develop, acquire, lease, manage, and own primarily Class A office properties and opportunistic mixed-use developments in the Sun Belt markets of the United States with a focus on Atlanta, Austin, Tampa, Charlotte, Phoenix, Dallas, and Nashville. Cousins has elected to be taxed as a REIT and intends to, among other things, distribute at least 100% of its net taxable income to stockholders. Cousins' common stock trades on the New York Stock Exchange under the symbol â€œCUZ.â€ Cousins, CPLP, their subsidiaries, and CTRS combined are hereafter referred to as â€œwe,â€ â€œus,â€ â€œour,â€ and the â€œCompany.â€ Our operations are conducted principally in the office real estate segment which we measure by geographical area. Company StrategyOur strategy is to create value for our stockholders through ownership of the premier office portfolio in the Sun Belt markets of the United States, with a particular focus on Atlanta, Austin, Tampa, Charlotte, Phoenix, Dallas, and Nashville. This strategy is based on a disciplined approach to capital allocation that includes opportunistic acquisitions, selective developments, and timely dispositions of non-core assets, with a goal of maintaining a portfolio of newer and more efficient properties with lower capital expenditure requirements. To implement this disciplined approach, we maintain a simple, flexible, and low-leveraged balance sheet, which allows us to pursue compelling growth opportunities at the most advantageous points in the cycle. We utilize our strong local operating platforms within each of our major markets to implement this strategy.2024 ActivitiesDuring 2024, we acquired three office properties, one of which was acquired though a joint venture, acquired investments in real estate debt, completed several financing transactions, including offerings of our senior unsecured notes and our common stock, commenced initial operations at our Domain 9 development project, and generated positive operating results in our property portfolio. The following is a summary of our significant 2024 activities:Investment Activityâ€¢Acquired Sail Tower, an 804,000 square foot lifestyle office property in Downtown Austin, for a purchase price of $521.8 million (the "Sail Tower Acquisition").â€¢Acquired Vantage South End, a 639,000 square foot lifestyle office property in South End Charlotte, for a purchase price of $328.5 million (the "Vantage Acquisition").â€¢Acquired a 20% interest in Proscenium, a 525,000 square foot building in Midtown Atlanta, through a joint venture for $16.7 million.â€¢Acquired two mezzanine loans, secured by equity interests, for $27.2 million. The weighted average spread over SOFR for these loans is 8.68%.â€¢Acquired a mortgage loan, secured by the Saint Ann Court office

property in Dallas, at par for $138.0 million, which was subsequently paid in full by the borrower in January 2025.Financing Activityâ€¢Issued $500.0 million aggregate principal amount of our 5.875% senior unsecured notes (the "2034 Notes") in our inaugural bond offering, generating proceeds of $498.5 million.â€¢Issued $400.0 million aggregate principal amount of our 5.375% senior unsecured notes (the "2032 Notes"), generating proceeds of $397.9 million.â€¢Issued 15,500,000 shares of common stock, generating aggregate proceeds of $468.9 million, net of underwriting discounts.1Table of Contentsâ€¢Repaid in full the $70.9 million remaining balance on the mortgage secured by our Domain 10 property in Austin.â€¢Entered into a floating-to-fixed interest rate swap on the remaining $200 million of the $400 million Term Loan maturing March 2025, fixing the underlying SOFR rate at 4.6675%. Development Activityâ€¢Continued development and growth of operations at Neuhoff, a mixed-use property in Nashville, that consists of 450,000 square feet of office and retail space and 542 apartments. The project is being developed by a 50%-owned joint venture, and our share of the total expected project costs is $294.6 million.â€¢Commenced initial operations at our Domain 9 development, a 338,000 square foot office property in Austin. The total expected project cost of this wholly-owned property is $147.0 million.Portfolio Activityâ€¢Leased or renewed 2.0 million square feet of office space, including 1.4 million square feet of new and expansion space.â€¢Increased second generation net rent per square foot by 8.5% on a cash-basis. â€¢Increased same property net operating income by 4.8% on a cash-basis.SustainabilityOur sustainability strategy is focused on developing and maintaining resilient buildings that are operated in an environmentally and socially responsible manner, thereby encouraging office users to select us for their corporate operations, while enhancing the communities in which our buildings are located. Over the long-term, we believe properties that reflect these priorities will remain attractive to office users and investors and, as a result, we anticipate that this philosophy will continue to create value for our stockholders. We seek these outcomes through creating and maintaining a resilient portfolio of high quality office buildings by prioritizing investments and operational activities that result in an efficient and healthy portfolio, investing in the professional development and wellness of our employees, and seeking ways to support and serve our communities. Our corporate governance is guided by our commitment to conduct our business in accordance with the highest ethical principles, the oversight and direction of an experienced and diverse board of directors, and an integrated approach to risk management.We have been an advocate and practitioner of energy conservation measures and sustainability initiatives for many years and continue to evaluate the characteristics of existing buildings to determine feasible improvements that maximize operating efficiencies, reduce the consumption of energy, water, and reduce waste, and increase waste diversion through recycling and other efforts. Our 2023 Corporate Responsibility Report ("CR Report"), published in June 2024, included goals to reduce energy, greenhouse gas emissions, and water usage, as well as in respect of LEED and Energy Star ratings, and to attain healthy building certifications. In the development and operation of our office buildings, we look to relevant industry standards for guidelines on energy performance and other measures. In particular, we are influenced by EnergyStar, LEED, BOMA 360, and Fitwel. As part of our pragmatic approach to sustainability, we consider the guidelines and ratings when designing our new developments and improvements to existing office buildings, and we may seek to adopt such guidelines or obtain such ratings where we believe the guidelines or ratings will have a positive effect on our leasing efforts, asset valuation, operational excellence, and/or resource consumption. In addition, we evaluate the proximity to transit options, with a strong preference for nearby bus and rail transit. We also include climate-related physical and transition risk assessments in our review of development opportunities and our evaluation of operating buildings, including the risks of extreme temperatures, floods, hurricanes, droughts, and other impacts of climate change. When planning development projects, we take all of the foregoing into account, and we strive to design highly-sustainable buildings, generally taking advantage of LEED and/or BOMA 360 certification processes and designations.Our Board-level Sustainability Committee advises the Board and provides oversight of management on sustainability objectives, initiative, and strategy. The Committee, alongside management, monitors and evaluates the Company's progress in achieving its sustainability goals and commitments related to climate action and resilience. The Committee also reviews and approves the annual CR Report. This oversight is complementary to that of three other key committees - the Compensation & Human Capital Committee (oversight of human capital matters, including executive and director compensation), the Nominating & Governance Committee (oversight of our adherence to corporate governance best practices), and the Audit Committee (oversight of the integrity of our financial statements, accounting and financial reporting processes, our system of internal controls, and our risk management, including cyber risk and insurance risks). 2Table of ContentsWe publish reports reflecting our corporate social responsibility practices (including sustainability), which are available on the Sustainability page of our website atÂ www.cousins.com. Since 2016, we have participated in the annual Global Real Estate Sustainability Benchmark ("GRESB") assessment, which validates Environmental, Social, and Corporate Governance ("ESG") performance data of property portfolios around the world and creates peer benchmarks for use by investors. In each of these GRESB assessments, we received a rating of "Green Star," with a total score each year above the GRESB overall participant average. Since 2017, we have scored at or above our peer group average in the GRESB Public Disclosure assessment, which GRESB has indicated is intended to represent an overall measure of disclosure by listed real estate companies on matters related to the environment, social, and governance practices, based on a selection of indicators aligned with the GRESB Annual Sustainability Benchmark assessment. Our 2024 scores (based on 2023 data), along with additional information on our sustainability and other corporate social responsibility initiatives, will be included under the caption "Sustainability and Corporate Responsibility" in the Proxy Statement relating to our 2025 Annual Meeting of Stockholders. Except for the documents specifically incorporated by reference into this Annual Report on Form 10-K, information contained in our CR Reports or on our website or that can be accessed through our website is not incorporated by reference into this Annual Report on Form 10-K.CompetitionWe compete against other real estate owners with similar properties located in our markets and distinguish ourselves to tenants and buyers primarily on the basis of location; rental rates and sales prices; services provided; proximity to public transit; reputation; design, condition, and resiliency of our facilities; operational efficiencies; and availability of amenities. We also compete against other real estate companies, financial institutions, pension funds, partnerships, individual investors, and others when attempting to acquire, develop, sell properties, or acquire all or a portion of real estate debt.Human CapitalOur executive offices are located at 3344 Peachtree Road NE, Suite 1800, Atlanta, Georgia 30326-4802, and we maintain regional offices in each of our additional key operating markets of Austin, Charlotte, Phoenix, Tampa, and Dallas.We recognize that our achievements and progress on our corporate strategy are made possible by the attraction, development, and retention of our dedicated employees. From time to time, we evaluate, modify, and enhance our internal processes and technologies to increase employee engagement, productivity, and efficiency, which we believe benefits our operations and performance. We also invest in training and development opportunities to enhance our employeesâ€™ engagement, effectiveness, and well-being.All of our employees are responsible for upholding our Code of Business Conduct and Ethics (the â€œCodeâ€) and our Core Values, which includes the embrace of diversity in the backgrounds, cultures, interests, and experiences within our Company. Our Code and Core Values are available on our website at www.cousins.com. As of DecemberÂ 31, 2024, we had 306 full-time employees, which includes the seven executive officers listed on page 27, with women representing 39% of our workforce and with 46% of the workforce self-identifying as a minority. In addition, as of DecemberÂ 31, 2024, 46% of our supervisors and 33% of our Board of Directors, including the Chair of our Audit Committee, were women; and 28% of our supervisors self-identify as a minority. We also recognize the importance of experienced leadership; as of DecemberÂ 31, 2024, the average tenure at Cousins for the executive team was fourteen years.We are committed to maintaining a healthy environment for our employees that enables them to be productive members of our team. Our priorities include professional development, health and wellness, and community engagement by our employees. Some of our engagement efforts include â€œtownhallâ€ events for all employees, where we provide updates on recent accomplishments and key initiatives; employee engagement surveys; and sponsorship of community engagement opportunities and various health challenges. We also strive to provide competitive pay, benefits, and services that help meet the varying needs of our employees. Our general total rewards packages include market-competitive pay, performance-conditioned annual incentive compensation, stock- and performance-based long-term incentive compensation for key employees, healthcare and retirement benefits, paid time off, paid new parent leave, and other unpaid family leave. Through a combination of Company giving and direct voluntary participation by our employees, we donate funds to support meaningful organizations in communities across our geographical footprint.Environmental MattersOur business operations are subject to various federal, state, and local environmental laws and regulations governing land, water, and wetlands resources. Among these are certain laws and regulations under which an owner or operator of real estate could become liable for the costs of removal or remediation of certain hazardous or toxic substances present on or in such property. Such laws often impose liability without regard to whether the owner knew of, or was responsible for, the 3Table of Contentspresence of such hazardous or toxic substances. The presence of such substances, or the failure to properly remediate such substances, may subject the owner to substantial liability and may adversely affect the ownerâ€™s ability to develop the property or to borrow using such real estate as collateral. We typically manage this potential liability through performance of Phase I Environmental Site Assessments and, as necessary, Phase II Environmental Site Assessments, which may include environmental sampling on properties we acquire or develop. Even with these assessments and testings, no assurance can be given that environmental liabilities do not exist, that the reports revealed all environmental liabilities, or that no prior owner created or permitted any material environmental condition not known to us. Additionally, new laws may be enacted or existing laws may be amended to be more stringent, which may increase the potential liability or negatively impact the owner's ability to develop the property or to borrow using such real estate as collateral. In certain situations, we have sought to avail ourselves of legal and regulatory protections offered by federal and state authorities to prospective purchasers of property, including so-called "brown fields" designation. Where applicable studies have resulted in the determination that remediation was required by applicable law, the necessary remediation is typically incorporated into the operational or development activity of the relevant property. We are not presently aware of any environmental liability that we believe would have a material adverse effect on our business, assets, results of operations, or ability to borrow using the real estate as collateral.Certain environmental laws impose liability on a previous owner of a property to the extent that hazardous or toxic substances were present during the prior ownership period. A transfer of the property does not necessarily relieve an owner of such liability. Thus, although we are not aware of any such situation, we may have such liabilities on properties previously sold by us or our predecessors. We believe that we and our properties are in compliance in all material respects with applicable federal, state, and local laws, ordinances, and regulations governing the environment. For additional information, see Item 1A. Risk Factors - "Environmental issues."Available InformationWe make available free of charge on the â€œInvestor Relationsâ€ page of our website, www.cousins.com, our reports on Forms 10-K, 10-Q, and 8-K, and any amendments thereto, as soon as reasonably practicable after the reports are filed with, or furnished to, the Securities and Exchange Commission (the â€œSECâ€).Our Corporate Governance Guidelines, Director Independence Standards, Code of Business Conduct and Ethics (including our Vendor Code of Conduct), Bylaws, and the Charters of the Audit Committee, the Compensation & Human Capital Committee, the Nominating & Governance Committee, and the Sustainability Committee of the Board of Directors are also available on the â€œInvestor Relationsâ€ page of our website. The information contained on our website is not incorporated herein by reference. Copies of these documents (without exhibits, when applicable) are also available free of charge upon request to us at 3344 Peachtree Road NE, Suite 1800, Atlanta, Georgia 30326-4802, Attention: Investor Relations or by telephone at (404)Â 407-1104 or by facsimile at (404)Â 407-1105. In addition, the SEC maintains a website that contains reports, proxy and information statements, and other information regarding issuers, including us, that file electronically with the SEC at www.sec.gov.Item 1A. Risk FactorsSet forth below are the risks we believe investors should consider carefully in evaluating an investment in the securities of Cousins Properties Incorporated.General Risks of Owning and Operating Real EstateOur ownership of commercial real estate involves a number of risks, the effects of which could adversely affect our business.General economic and market risks. In a general economic decline or recessionary climate, our commercial real estate assets may not generate sufficient cash to pay expenses, service debt, or cover operational, improvement, or maintenance costs, and, as a result, our results of operations and cash flows may be adversely affected. Factors that may adversely affect the economic performance and value of our properties include, among other things:â€¢changes or volatility within the national, regional, and local economic climate, including dislocations and volatility in the capital markets;â€¢Risks associated with real estate assets, includingâ€¢competition from other available properties and other local real estate conditions such as an oversupply of rentable space caused by increased development of new properties, a reduction in demand for rentable space caused by a change in the preferences and requirements of our tenants (including space 4Table of Contentsusage), such as work-from-home practices and utilization of open workspaces or "co-working" space, or local economic conditions decreasing the desirability of our locations,â€¢the financial condition of our tenants, including potential adverse effects from the bankruptcy or insolvency of one or more major tenants,â€¢the attractiveness of our properties to tenants or buyers,â€¢changes in market rental rates and related concessions granted to tenants including, but not limited to, free rent and tenant improvement allowances,â€¢the need to periodically repair, renovate, and re-lease properties,â€¢potential delays in completion of development and re-development projects due to supply chain disruptions, labor shortages, and increased construction costs;â€¢the impact of common stock, debt, or operating partnership issuances;â€¢uninsured losses (including those resulting from high deductibles) or losses in excess of our insurance coverage as a result of casualty events or other claims or events; â€¢insolvency of our insurance carriers or increased cost or unavailability of insurance;â€¢the financial condition and liquidity of, or disputes with, joint venture partners;â€¢sociopolitical unrest such as political instability, civil unrest, armed hostilities, or political activism resulting in a disruption of day-to-day building operations;â€¢the immediate and long-term impact of a public health crisis and the governmental and third party response to such a crisis;â€¢changes in federal, state, and local income laws and regulations (including tax laws and environmental or other regulatory requirements) as they affect real estate companies and real estate investors; â€¢changes in interest rates and availability and cost of corporate and property financing sources, and the inability to comply with debt covenants under credit agreements;â€¢risks associated with security breaches through cyber attacks, cyber intrusions, or otherwise;â€¢changes in senior management, the Board of Directors, or key personnel; andâ€¢risks associated with climate change and severe weather events, as well as compliance with regulatory efforts intended to address those risks.Uncertain economic conditions may adversely impact current tenants in our various markets and, accordingly, could affect their ability to pay rent owed to us pursuant to their leases. In periods of economic uncertainty, tenants are more likely to downsize and/or to declare bankruptcy; and, pursuant to various bankruptcy laws, leases may be rejected and thereby terminated. Furthermore, our ability to sell or lease our properties at favorable rates, or at all, may be negatively impacted by general or local economic conditions.Our ability to collect rent from tenants may affect our ability to pay for adequate maintenance, insurance, and other operating costs. Also, the expense of owning and operating a property is not necessarily proportionally reduced when circumstances such as reduced occupancy or other market factors cause a reduction in revenue from the property. If a property is mortgaged and we are unable to meet the mortgage payments, the lender could foreclose on the mortgage and take title to the property. Impairment risks. We regularly review our real estate assets for impairment in accordance with accounting principles generally accepted in the United States ("GAAP"); and based on these reviews, we may record impairments that have an adverse effect on our results of operations. Negative or uncertain market and economic conditions, as well as market volatility, increase the likelihood of incurring impairment. If we decide to sell a real estate asset rather than holding it for long-term investment or if we reduce our estimates of future cash flows on a real estate asset, the risk of impairment increases. In some cases, our joint venture partners may elect to require a sale of a real estate asset that we intended to hold for a longer period, which could increase the risk of impairment. The magnitude and frequency with which these charges occur could materially and adversely affect our business, financial condition, and results of operations.Leasing risk. Our operating office properties were 91.6% leased at DecemberÂ 31, 2024. Our 20 largest tenants account for a meaningful portion of our revenues. Our operating revenues are dependent upon entering into leases with, and collecting rents from, our tenants. Tenants whose leases are expiring may want to decrease the space they lease and/or may be unwilling to continue their lease. When leases expire or are terminated, replacement tenants may not be available upon acceptable terms and market rental rates may be lower than the previous contractual rental rates. Also, our tenants may approach us for additional concessions in order to remain open and operating. The granting of these concessions may adversely affect our 5Table of Contentsresults of operations and cash flows to the extent that they result in reduced rental rates, additional capital improvements, or allowances paid to, or on behalf of, the tenants.Tenant and market concentration risk. As of DecemberÂ 31, 2024, our top 20 tenants represented 39.5% of total annualized rent with our largest single tenant accounting for 8.1% of annualized rent. The inability or refusal of any of our significant tenants to pay rent or a decision by a significant tenant to vacate their premises prior to, or at the conclusion of, their lease term (including as a result of a bankruptcy proceeding) could have a significant negative impact on our results of operations or financial condition if a suitable replacement tenant is not secured in a timely manner.For the three months ended DecemberÂ 31, 2024, 35.7% of our net operating income for properties owned was derived from the Atlanta area, 32.4% was derived from the Austin area, 9.0% was derived from the Charlotte area, 8.6% was derived from the Tampa area, 8.1% was derived from the Phoenix area, and 2.4% was derived from the Dallas area. Any adverse economic conditions impacting Atlanta, Austin, Tampa, Charlotte, Phoenix, or Dallas could adversely affect our overall results of operations and financial condition. Because our portfolio consists primarily of lifestyle office buildings (as opposed to a more diversified real estate portfolio), a

decrease in demand for this type of workplace could adversely affect our overall results of operations and financial condition. Additionally, some of our markets (and the submarkets within which we operate) have an outsized concentration of a limited number of industries. For example, as of December 31, 2024, in Austin, technology companies represent 52.0% of our annualized rent, in Charlotte, banking and other financial sector companies represent 32.9% of our annualized rent, and in Tampa, biotechnology and health science companies represent 26.6% of our our annualized rent. A significant downturn in one or more of the foregoing sectors and/or sustained changes in space utilization due to remote or hybrid work models could result in decreased leasing demand and have an adverse effect on our overall results of operations and financial condition.The bankruptcy or insolvency of a major tenant may adversely affect the income produced by our properties. For example, major tenants such as Silicon Valley Bank Financial and WeWork have previously filed for bankruptcy protection. Other major tenants could file for bankruptcy protection or become insolvent in the future and we cannot evict a tenant on this basis alone. On the other hand, a bankrupt tenant may reject and terminate its lease with us. In such a case, our claim against the bankrupt tenant for unpaid and future rent would be subject to a statutory cap that might be substantially less than the remaining rent actually owed under the lease, and, even so, our claim for unpaid rent would likely not be paid in full. This shortfall could adversely affect our cash flow and results of operations.Uninsured losses and condemnation costs. Accidents, earthquakes, hurricanes, tornadoes, floods, droughts, ice storms, wind storms, terrorism incidents, and other physical losses at our properties could adversely affect our operating results and financial condition. Casualties may occur that significantly damage an operating property or property under development, insurance deductibles or co-insurance limits may be significant (including with respect to damage from named wind storms, where available co-insurance limits are significantly in excess of deductibles for most other casualty losses), and insurance proceeds may be less than the total loss incurred by us. Although we, or our joint venture partners where applicable, maintain casualty insurance under policies we believe to be adequate and appropriate, including commercial general liability, fire, flood, and rent loss insurance on operating properties, as well as cyber coverage, some types of losses, such as those related to the termination of longer-term leases and other contracts, generally are not insured. Property ownership also involves potential liability to third parties for such matters as personal injuries occurring on the property. There may be certain losses that are not generally insured against or that are not generally fully insured against because it is not deemed economically feasible or prudent to do so, including losses due to floods, wind, earthquakes, acts of war, acts of terrorism, riots, or pandemics. A number of our properties are located in areas that are known to be subject to hurricane or flood risk. We carry hurricane and flood hazard insurance on all of our properties located in areas historically subject to such activity, subject to coverage limitations and deductibles, if we believe it is commercially reasonable. In Tampa and Houston, our wind storm insurance is subject to deductibles from 2% to 5% of the value of the affected building. We evaluate our insurance coverage annually in light of current industry practice through an analysis prepared by outside consultants. If an uninsured loss or a loss in excess of insured limits occurs with respect to one or more of our properties, then we could lose the capital we invested in the properties, as well as the anticipated future revenue from the properties. We continue to monitor the state of the insurance market in general, but we cannot anticipate what insurance coverage will be available on commercially reasonable terms in future policy years. Such losses may not be fully insured. In addition to uninsured losses, various government authorities may condemn all or parts of operating properties. Such condemnations could adversely affect the viability of such projects.Environmental issues. Federal, state, and local laws and regulations relating to the protection of the environment may require a current or previous owner or operator of real estate to investigate and clean up hazardous or toxic substances or petroleum products or other chemicals which are discovered at or migrating from a property, simply because of our past ownership or operation of the real estate. If determined to be liable, the owner or operator may have to pay a governmental entity or third parties for property damage and for investigation and clean-up costs incurred by such parties in connection 6Table of Contentswith the contamination, or perform such investigation and clean up itself. Although certain legal protections may be available to prospective purchasers of property, these laws typically impose remediation responsibility and liability without regard to whether the owner or operator knew of or caused the presence of the regulated substances. Even if more than one person may have been responsible for the release of regulated substances at the property, each person covered by the environmental laws may be held responsible for all of the remediation costs incurred. In addition, third parties may sue the owner or operator of a site for damages and costs resulting from regulated substances emanating from that site. We manage this risk through Phase I Environmental Site Assessments and, as necessary, Phase II Environmental Site Assessments, which may include environmental sampling on properties we acquire or develop. Most of our properties are located in urban or previously developed areas, and the historic use of some sites may have resulted in contamination.Inquiries about indoor air quality and water quality may necessitate special investigation and, depending on the results, remediation beyond our regular testing and maintenance programs. Indoor air quality and water quality issues can stem from inadequate ventilation, chemical contaminants from indoor or outdoor sources, and biological contaminants such as molds, pollen, viruses, and bacteria. When excessive moisture accumulates in buildings or on building materials, mold growth may occur, particularly if the moisture problem remains undiscovered or is not addressed over a period of time. Indoor exposure to mold or other chemical or biological contaminants above certain levels can be alleged to be connected to allergic reactions or other health effects and symptoms in susceptible individuals. If these conditions were to occur at one of our properties, we may be subject to third-party claims for personal injury or may need to undertake a targeted remediation program, including without limitation, steps to increase indoor ventilation rates and eliminate sources of contaminants. Such remediation programs could be costly, necessitate the temporary relocation of some or all of the propertyâ€™s tenants, or require rehabilitation of the affected property. In addition, the presence of significant mold or other airborne contaminants could expose us to liability from our tenants, employees of our tenants, or others if property damage or personal injury occurs.We are not currently aware of any environmental liabilities at locations that we believe could have a material adverse effect on our business, assets, financial condition, or results of operations. Unidentified environmental liabilities could arise, however, including as a result of our new or more stringent environmental laws and regulations, and could have an adverse effect on our financial condition and results of operations.Sustainability strategies. Our sustainability strategy is to develop and maintain resilient buildings that are operated in an environmentally and socially responsible manner, encouraging office users to select us for their corporate operations while enhancing the communities in which our buildings are located. Failure to develop and maintain sustainable and resilient buildings relative to our peers could adversely impact our ability to lease space at competitive rates and negatively impact our results of operations and portfolio attractiveness.Climate change and severe weather event risks. The physical effects of climate change could have a material adverse effect on our properties, operations, and business. To the extent climate change causes changes in weather patterns or severity, our markets could experience increases in storm intensity (including floods, fires, tornadoes, hurricanes, droughts, wind storms, ice storms, and earthquakes), rising sea-levels, and changes in precipitation, temperature, air quality, and quality and availability of water. Over time, these conditions could result in physical damage to, or declining demand for, our properties or our inability to operate the buildings efficiently or at all. Climate change may also indirectly affect our business by increasing the cost of (or making unavailable) property insurance on terms we find acceptable, increasing the cost of required resources, including energy, other fuel sources, water, and waste removal services, and increasing the risk and severity of floods, fires, tornadoes, hurricanes, droughts, wind storms, ice storms, and earthquakes at our properties. Should the impact of climate change be severe or occur for lengthy periods of time, our financial condition or results of operations could be adversely impacted. In addition, compliance with new or more stringent laws or regulations or stricter interpretations of existing laws may require material expenditure by us. For example, various federal, state, and local laws and regulations have been implemented or are under consideration to mitigate the effects of climate change caused by greenhouse gas emissions. Among other things, "green" building codes may seek to reduce emissions through the imposition of standards for design, construction materials, water and energy usage and efficiency, and waste management. Such codes could require us to make improvements to our existing properties, increase the costs of maintaining or improving our existing properties or developing new properties, or increase taxes and fees assessed on us or our properties. We have historically voluntarily disclosed relevant information regarding our sustainability practices; however, federal, state, and local laws and regulations are evolving and future regulation may require more stringent data reporting. We face transition risks in the event of the implementation of any such federal, state, and local laws, regulations, and codes. Expenditures required for compliance with such codes may affect our cash flow and results of operations. Additionally, although we pursue a robust sustainability strategy, new approaches and trends regarding building resiliency emerge from time to time in this rapidly evolving focus area. Our approaches and priorities may differ from those of our peers, and the perception of the public or investors of these differences may adversely impact our portfolio attractiveness of our ability to lease space at competitive rates.7Table of ContentsJoint venture structure risks. We hold ownership interests in a number of joint ventures with varying structures and may in the future invest in additional real estate through such structures. We currently have joint ventures that are and are not consolidated within our financial statements. Our venture partners may have rights to take actions over which we have no control, or the right to withhold approval of actions that we propose (including with respect to the decision to commence development of or to sell a project), either of which could adversely affect our interests in the related joint ventures, and in some cases, our overall financial condition and results of operations. A venture partner may have economic and/or other business interests or goals that are incompatible with our business interests or goals and that venture partner may be in a position to take action contrary to our interests, including declining to sell at a time or price that we find attractive or determining to sell at a time or price that we do not find attractive. In addition, such venture partners may default on their obligations, including loans secured by property owned by the joint venture that could have an adverse impact on the financial condition and operations of the joint venture. Such defaults may result in our fulfilling the defaulting partners' obligations that may, in some cases, require us to contribute additional capital to the ventures. Furthermore, the success of a project may be dependent upon the expertise, business judgment, diligence, and effectiveness of our venture partners in matters that are outside our control. Thus, the involvement of venture partners could adversely impact the development, operation, ownership, financing, or disposition of the underlying properties.Title insurance risk. We did not acquire new title insurance policies in connection with the mergers with Parkway Properties, Inc. ("Parkway") in 2016 or TIER REIT, Inc. ("TIER") in 2019, instead relying on existing policies benefiting those entities' subsidiaries. Nevertheless, because we acquired these properties indirectly through the acquisition of these subsidiaries, the title insurance policies benefiting those entities may continue to benefit us. We generally do acquire title insurance policies for all developed and acquired properties; however, these policies may be for amounts less than the current or future values of the covered properties. If there were a title defect related to any of these properties, or to any of the properties acquired in connection with the mergers with Parkway or TIER where title insurance policies are ruled unenforceable, we could lose both our capital invested in and our anticipated profits from such property.Liquidity risk. Real estate investments are relatively illiquid and can be difficult to sell and convert to cash quickly. As a result, our ability to sell one or more of our properties may be limited. In the event we want to sell a property, we may not be able to do so in the desired time period, the sales price of the property may not meet our expectations or requirements, and/or we may be required to record an impairment on the property.Ground lease risks. As of DecemberÂ 31, 2024, we had interests in eight land parcels in various markets that we lease individually on a long-term basis. As of DecemberÂ 31, 2024, we had 2.4Â million aggregate square feet of rental space located on these leased parcels, from which we generated 14% of our total Net Operating Income ("NOI") in the fourth quarter of 2024. In the future, we may invest in additional properties on some of these parcels or additional parcels subject to ground leases. Many of these ground leases and other restrictive agreements impose significant limitations on our uses of the subject property and restrict our ability to sell or otherwise transfer our interests in the property. These restrictions may limit our ability to timely sell or exchange the property, may impair the property's value, or may negatively impact our ability to find suitable tenants for the property. In addition, if we default under the terms of any particular lease, we may lose the ownership rights to the property subject to the lease. Upon expiration of a lease, we may not be able to renegotiate a new lease on favorable terms, if at all. The loss of the ownership rights to these properties or an increase of rental expense could have an adverse effect on our financial condition and results.Compliance or failure to comply with the Americans with Disabilities Act or other federal, state, and local regulatory requirements could result in substantial costs.Â The Americans with Disabilities Act generally requires that certain buildings, including office buildings, be made accessible to disabled persons. We believe that we are currently in compliance with these requirements. Noncompliance could result in the imposition of fines by the federal government or the award of damages to private litigants. If, under the Americans with Disabilities Act, we are required to make substantial alterations and capital expenditures in one or more of our properties, including the removal of access barriers or the addition of access enhancements, it could adversely impact our earnings and cash flows, thereby impacting our ability to service debt and make distributions to our stockholders.Â Our properties are subject to various federal, state, and local regulatory requirements, such as state and local fire, health, and life safety requirements. We believe that we are currently in compliance with these requirements. If we fail to comply with these requirements, we could incur fines or other monetary damages. We do not know whether existing requirements will change or whether compliance with future requirements will require significant unanticipated expenditures that will affect our cash flow and results of operations.8Table of ContentsFinancing RisksAt certain times, interest rates and other market conditions for obtaining capital could be unfavorable, and, as a result, we may be unable to raise the capital needed to invest in acquisition or development opportunities, maintain our properties, or otherwise satisfy our commitments on a timely basis, or we may be forced to raise capital at a higher cost or under restrictive terms, which could adversely affect our cash flows and results of operations.We generally finance our acquisition and development projects through one or more of the following: our $1Â billion senior unsecured line of credit (the "Credit Facility"), public and private unsecured debt, non-recourse mortgages, construction loans, the sale of assets, joint venture equity, the issuance of common stock, the issuance of preferred stock, and the issuance of units of CPLP. Each of these sources may be constrained from time to time because of market conditions, and the related cost of raising this capital may be unfavorable at any given point in time. These sources of capital, and the risks associated with each, include the following:â€¢Credit Facility. Terms and conditions available in the marketplace for unsecured credit facilities vary over time. We can provide no assurance that the amount we need from our Credit Facility will be available at any given time, or at all, or that the rates and fees charged by the lenders will be reasonable. We incur interest under our Credit Facility at a variable rate. Variable rate debt creates higher debt service requirements if market interest rates increase, which would adversely affect our cash flow and results of operations. Our Credit Facility contains customary covenants, requirements, and other limitations on our ability to incur indebtedness, including covenants on unsecured debt outstanding, restrictions on secured recourse debt outstanding, and requirements to maintain a minimum fixed charge coverage ratio. Our continued ability to borrow under our Credit Facility is subject to compliance with these covenants. â€¢Unsecured debt. Terms and conditions available in the marketplace for unsecured debt vary over time. Unsecured debt generally contains restrictive covenants that may place limitations on our ability to conduct our business similar to those placed upon us by our Credit Facility.â€¢Non-recourse mortgages. The availability of non-recourse mortgages is dependent upon various conditions, including the willingness of mortgage lenders to lend at any given point in time. Interest rates and loan-to-value ratios may be volatile. If a property is mortgaged to secure payment of indebtedness and we are unable to make the mortgage payments, the lender may foreclose, potentially generating defaults on other debt.â€¢Asset sales. Real estate markets tend to experience market cycles. Because of such cycles, the potential terms and conditions of sales, may be unfavorable for extended periods of time. Our status as a REIT can limit our ability to sell properties. In addition, mortgage financing on an asset may prohibit prepayment and/or impose a prepayment penalty upon the sale of that property, which may decrease the proceeds from a sale or make the sale impractical.â€¢Construction loans. Construction loans relate to specific assets under construction and fund costs above an initial equity amount as negotiated with the lender. Terms and conditions of construction loans vary, but they generally carry a term of two to five years, charge interest at variable rates, require the lender to be satisfied with the nature and amount of construction costs prior to funding, and require the lender to be satisfied with the level of pre-leasing prior to funding. Construction loans can require a portion of the loan to be recourse to us. In addition, construction loans generally require a completion guarantee by the borrower and may require a limited payment guarantee from the Company which may be disproportionate to any guaranty required from a joint venture partner. Uncertain economic conditions may adversely impact our construction lenders and, accordingly, impact their ability to advance loan proceeds to us as required by the construction loans. In such event, alternative financing may be difficult or more expensive to obtain, and the progress of our development and leasing activity may be negatively impacted or delayed, as well as impacting our ability to achieve the returns we expect. There may be times when construction loans are not available, or are only available upon unfavorable terms, which could have an adverse effect on our ability to fund development projects or on our ability to achieve the returns we expect.â€¢Joint ventures. Joint ventures, including partnerships or limited liability companies, tend to be complex arrangements and there are only a limited number of parties willing to undertake such investment structures. There is no guarantee that we will be able to undertake these ventures at the times we need capital and on favorable terms. Our ability to exit existing joint ventures may be limited by the terms of the joint venture agreement, which may limit our ability to liquidate our investment in a joint venture.9Table of Contentsâ€¢Common stock. We can provide no assurance that conditions will be favorable for future issuances of common stock when we need capital. In addition, common stock issuances may

have a dilutive effect on our earnings per share and funds from operations per share. The actual amount of dilution, if any, from any future offering of common stock will be based on numerous factors, particularly the use of proceeds and any return generated from these proceeds. The per share trading price of our common stock could decline as a result of the sale of shares of our common stock in the market in connection with an offering or as a result of the perception or expectation that such sales could occur.â€¢Preferred stock. The availability of preferred stock at favorable terms and conditions is dependent upon a number of factors including the general condition of the economy, the overall interest rate environment, the condition of the capital markets, and the demand for this product by potential holders of the securities. Issuance of preferred stock, if convertible, could be dilutive to earnings per share and have an adverse effect on the trading price of common stock. We can provide no assurance that conditions will be favorable for future issuances of preferred stock when we need the capital.â€¢Operating partnership units. The issuance of units of CPLP in connection with property, portfolio, or business acquisitions could be dilutive to our earnings per share and could have an adverse effect on the per share trading price of our common stock. Any additional indebtedness incurred may have a material adverse effect on our financial condition and results of operations. As of DecemberÂ 31, 2024, we had $3.1 billion of outstanding indebtedness. The incurrence of additional indebtedness could have adverse consequences on our business, such as: â€¢requiring us to use a substantial portion of our cash flow from operations to service our indebtedness, which would reduce the available cash flow to fund working capital, capital expenditures, development projects, distributions, and other general corporate purposes;â€¢limiting our ability to obtain additional financing to fund our working capital needs, capital expenditures, development projects, or other debt service requirements or for other purposes;â€¢increasing our exposure to floating interest rates;â€¢limiting our ability to compete with other companies who have less leverage, as we may be less capable of responding to adverse economic and industry conditions;â€¢restricting us from making strategic acquisitions, developing properties, or capitalizing on business opportunities;â€¢restricting the way in which we conduct our business due to financial and operating covenants in the agreements governing our existing and future indebtedness;â€¢exposing us to potential events of default under covenants contained in our debt instruments;â€¢increasing our vulnerability to a downturn in general economic conditions; andâ€¢limiting our ability to react to changing market conditions in our industry.The impact of any of these potential adverse consequences could have a material adverse effect on our results of operations, financial condition, and liquidity. Covenants contained in our Credit Facility, senior unsecured notes, term loans, and mortgages could restrict our operational flexibility, which could adversely affect our results of operations.Our Credit Facility, senior unsecured notes, and unsecured term loans impose financial and operating covenants on us. These restrictions may be modified from time to time, but restrictions of this type include limitations on our ability to incur debt, as well as limitations on the amount of our secured debt, unsecured debt, and on the amount of joint venture activity in which we may engage. These covenants may limit our flexibility in making business decisions. If we fail to comply with these covenants, our ability to borrow may be impaired, which could potentially make it more difficult to fund our capital and operating needs. Our failure to comply with such covenants could cause a default, and we may then be required to repay our outstanding debt with capital from other sources. Under those circumstances, other sources of capital may not be available to us or may be available only on unattractive terms, which could materially and adversely affect our financial condition and results of operations. In addition, the cross default provisions on the Credit Facility, senior unsecured notes and term loans may affect business decisions on other debt.10Table of ContentsSome of our mortgages contain customary negative covenants, including limitations on our ability, without the lenderâ€™s prior consent, to further mortgage that specific property, to enter into new leases, to modify existing leases, or to redevelop or sell the property. Compliance with these covenants could harm our operational flexibility and financial condition.Our degree of leverage could limit our ability to obtain additional financing or affect the market price of our securities.Net debt as a percentage of either total asset value or total market capitalization and net debt as a multiple of annualized EBITDAre are non-GAAP metrics often used by analysts to gauge the financial health of REITs like us. If our degree of leverage is viewed unfavorably by common equity investors, lenders, or potential joint venture partners, it could affect our ability to obtain additional capital. In general, our degree of leverage could also make us more vulnerable to a downturn in business or the economy. In addition, increases in our debt ratios may have an adverse effect on the market price of common stock and debt securities.Adverse changes to our credit ratings could limit our access to funding and increase our borrowing costs.Credit ratings are subject to ongoing review by rating agencies, which consider a number of factors, including our financial strength, performance, prospects, and operations as well as factors not under our control. Other factors that influence our credit ratings include changes to the rating agencies' methodologies for our industry or certain security types; the rating agencies' assessment of the general operating environment for financial services companies; our relative positions in the markets in which we compete; our various risk exposures and risk management policies and activities; pending litigation and other contingencies; our reputation; our liquidity position, diversity of funding sources and funding costs; the current and expected level and volatility of our earnings; our capital position and capital management practices; our corporate governance; current or future regulatory and legislative initiatives; and the agencies' views on whether the U.S. government would provide meaningful support to us or our subsidiaries in a crisis. Rating agencies could make adjustments to our credit ratings at any time, and there can be no assurance that they will maintain our ratings at current levels or that downgrades will not occur.Any downgrade in our credit ratings could potentially adversely affect the cost and other terms upon which we are able to borrow or obtain funding, increase our cost of capital, and/or limit our access to capital markets. In particular, interest rate spreads on some of our corporate floating rate debt are based on our current corporate credit ratings. If these ratings were to decrease, the Company would see an increase in the interest expense related to these loans, which could have a material impact to earnings.Credit rating downgrades or negative watch warnings could negatively impact our reputation with lenders, investors, and other third parties, which could also impair our ability to compete in certain markets or engage in certain transactions. In particular, holders of securities or debt instruments may perceive such a downgrade or warning negatively and pursue divestment of all or a portion of such securities or debt instruments. While certain aspects of a credit rating downgrade are quantifiable, the impact that such a downgrade would have on our liquidity, business, and results of operations in future periods is inherently uncertain and would depend on a number of interrelated factors, including, among other things, the magnitude of the downgrade, the rating relative to peers, the rating assigned by the relevant agency pre-downgrade, individual client behavior, and future mitigating actions we might take.Real Estate Acquisition and Development RisksWe face risks associated with operating property acquisitions. Operating property acquisitions contain inherent risks. These risks may include:â€¢difficulty in leasing vacant space or renewing existing tenants at the acquired property;â€¢the costs and timing of repositioning or redeveloping the acquired property;â€¢disproportionate concentrations of earnings in one or more markets;â€¢the acquisitions may fail to meet internal projections or otherwise fail to perform as expected;â€¢the acquisitions may be in markets that are unfamiliar to us and could present unforeseen business and operating challenges;â€¢the timing of acquisitions may not match the timing of raising the capital necessary to fund the acquisitions;â€¢a change in our sustainability or resiliency profile, including an increase in key performance metrics like energy consumption intensity and greenhouse gas emissions, and/or a decrease in the percentage of our operating portfolio with key sustainability certifications;â€¢the inability to obtain financing for acquisitions on favorable terms, or at all;Â 11Table of Contentsâ€¢the inability to successfully integrate the operations, maintain consistent standards, controls, policies, and procedures, or realize the anticipated benefits of acquisitions within the anticipated time frames, or at all;â€¢the inability to effectively monitor and manage our expanded portfolio of properties, retain key employees, or attract highly qualified new employees;â€¢the possible decline in value of the acquired asset;â€¢the diversion of our managementâ€™s attention away from other business concerns; andâ€¢the exposure to any undisclosed or unknown issues, expenses, or potential liabilities relating to acquisitions.In addition, we may acquire properties subject to liabilities with no, or limited, recourse against the prior owners or other third parties. As a result, if a liability were asserted against us based upon ownership of those properties, we might have to pay substantial sums to settle or contest it, which might not be fully covered by owner's title insurance policies or other insurance policies. Our acquisition process requires that we pursue a large number of opportunities; we may incur significant costs related to the pursuit of acquisitions that do not close, which could directly or indirectly affect our results of operations. We have procedures and controls in place that are intended to minimize this risk, but it is likely that we will continue to incur costs related to pursuing acquisitions on projects that we do not successfully acquire or complete.Â Â Â Â Any of these risks could cause a failure to realize the intended benefits of our acquisitions and could have a material adverse effect on our financial condition, results of operations, and the market price of our common stock. We face risks associated with the development of real estate.Development activities contain inherent risks. Although we seek to minimize risks from development through various management controls and procedures, development risks cannot be eliminated. These risks may include:â€¢Abandoned predevelopment costs. The development process requires a large number of opportunities be pursued with only a few actually being developed. We may incur significant costs for predevelopment activity for projects that are ultimately abandoned, which would directly affect our results of operations. For projects that are abandoned, we must expense certain costs, such as salaries and interest on debt, that would have otherwise been capitalized. We have procedures and controls in place that are intended to minimize this risk, but it is likely that we will incur predevelopment costs on abandoned projects on an ongoing basis.â€¢Project costs. Construction and leasing of a development project involves a variety of costs that cannot always be identified at the beginning of a project. Costs may arise that have not been anticipated or actual costs may exceed estimated costs. These additional costs can be significant and can adversely impact our return on a project and the expected results of operations upon completion of the project. Also, construction costs vary over time based upon many factors, including the cost of labor, building materials, and compliance with applied regulations. We attempt to mitigate the risk of unanticipated increases in construction costs on our development projects through guaranteed maximum price contracts and pre-ordering of certain materials, but we may be adversely affected by increased construction costs on our current and future projects. â€¢Construction delays. Development activity carries the risk that a project could be delayed due to, but not limited to, weather and other forces of nature, availability of materials, availability of skilled labor, supply chain disruption, the financial health of general contractors or sub-contractors, and the competing demands on plan-approving authorities. Construction delays could cause adverse financial impacts to us which could include incurring more interest and other carrying costs than originally budgeted, monetary penalties from tenants pursuant to their leases, and higher construction costs. Delays could also result in a violation of terms of construction loans that could increase fees, interest, or trigger additional recourse of a construction loan. â€¢Leasing risk. The success of a commercial real estate development project is heavily dependent upon entering into leases with acceptable terms within a predefined lease-up period. Although our policy is generally to achieve certain pre-leasing goals (which vary by market, product type, and circumstances) before committing to a project, it is expected that sometimes not all the space in a project will be leased at the time we commit to the project. If the additional space is not leased on schedule and upon the expected terms and conditions, our returns, future earnings, and results of operations from the project could be adversely impacted. Whether or not tenants are willing to enter into leases on the terms and conditions we project and on the timetable we expect will depend upon a number of factors, many of which are outside our control. These factors may include:â€¢general business conditions in the local or broader economy or in the prospective tenantsâ€™ industries;â€¢supply and demand conditions for space in the marketplace; andâ€¢level of competition in the marketplace.12Table of Contentsâ€¢Reputation risks. We have historically developed and managed a significant portion of our real estate portfolio and believe that we have built a positive reputation for quality and service with our lenders, joint venture partners, and tenants. If we developed under-performing properties, suffered sustained losses on our investments, defaulted on a significant level of loans, or experienced significant foreclosure or deed in lieu of foreclosure of our properties, our reputation could be damaged. Damage to our reputation could make it more difficult to successfully develop properties in the future and to continue to grow and expand our relationships with lenders, joint venture partners, and tenants, which could adversely affect our business, financial condition, and results of operations.â€¢Governmental approvals. All necessary zoning, land-use, building, occupancy, and other required governmental approvals, permits, and authorizations may not be obtained, may only be obtained subject to onerous conditions, or may not be obtained on a timely basis resulting in possible delays, decreased profitability, and increased management time and attention.â€¢Competition. We compete for tenants in our Sun Belt markets by highlighting our locations, rental rates, quality and breadth of services, amenities, reputation, and the design, condition, and resiliency of our facilities including operational efficiencies and sustainability improvements. As the competition for tenants is intense, we may be required to provide rent abatements, increase our capital improvement expenditures, incur charges for tenant improvements and other concessions, and may not be able to lease vacant space in a timely manner. Additionally, competing properties may have vacancy rates higher than our properties, which may result in their owners being willing to lease available space at lower rates than the space in our properties. â€¢Risks associated with the development of mixed-use properties. We operate, are currently developing, and may in the future develop properties, either alone or through joint ventures, that are known as "mixed-use" developments. This means that in addition to the development of office space, the project may also include space for retail, residential, or other commercial purposes. We may seek to develop the non-office component ourselves, sell the right to that component to a third-party developer, or we may partner with a third party who has more non-office real estate experience. If we do choose to develop other components ourselves, we would be exposed not only to those risks typically associated with the development of commercial real estate generally, but also to specific risks associated with the development and ownership of non-office real estate. In addition, even if we sell the rights to develop the other components or elect to participate in the development through a joint venture, we may be exposed to the risks associated with the failure of the other party to complete the development as expected. These include the risk that the other party would default on its obligations necessitating that we complete the other component ourselves, including potential financing of the project. If we decide to hire a third-party manager, we would be dependent on them and their key personnel to provide services to us, and we may not find a suitable replacement if the management agreement is terminated or if key personnel leave or otherwise become unavailable to us.We regularly review our existing portfolio to confirm alignment of each property with our standards for a high-quality tenant experience. Where additional investment in an existing property is anticipated to result in greater leasing success and higher property value, we may undertake selective redevelopment activities, including with respect to lobbies and other common areas. Such redevelopment activities bear many of the risks associated with new development, as identified above.Investment in Real Estate Debt RisksOur investments in real estate debt face prepayment risk and interest rate fluctuations that may adversely affect our results of operations and financial condition.During periods of declining interest rates, a borrower under a loan may exercise its option to prepay principal earlier than scheduled, forcing the Company to reinvest the proceeds from such prepayment into potentially lower yielding securities or loans, which may result in a decline in return. Debt investments frequently have call features that allow the borrower to prepay the loan at dates prior to its stated maturity at a specified price (typically greater than par) only if certain prescribed conditions are met. An issuer or borrower may choose to prepay a loan if, for example, the issuer or borrower can refinance the debt at a lower cost due to declining interest rates or an improvement in the credit standing of the issuer or borrower. In addition, the market price of the investments will change in response to changes in interest rates and other factors. The magnitude of these fluctuations in the market price of debt investments is generally greater for loans with longer maturities. These changes could have an impact on the value of our investments and have a material impact on earnings as these investments are carried at fair value.13Table of ContentsWe will face risks related to our investments in mezzanine loans.Our mezzanine loans are secured by a pledge of the ownership interests of the entity or entities that own(s) the property. These types of assets involve a higher degree of risk than long-term senior mortgage lending secured by income-producing real property because the loan may become unsecured as a result of foreclosure by the senior lender. Repayment of a mezzanine loan is dependent on the successful operation of the underlying commercial properties. Therefore, mezzanine loans are subject to similar considerations and risks as our investments in operating real estate. In the event of a bankruptcy of the entity providing the pledge of its ownership interests as security, we may not have full recourse to the assets of such entity, the assets of the entity may not be sufficient to satisfy our mezzanine loan, or, as the mezzanine loans are generally non-recourse to the borrowers, there is a risk that at foreclosure the value of the ownership interest in the entity is less than the carrying value of the investment resulting in a charge from the decrease in carrying value of our investment. Additionally, in the event of a foreclosure of the pledged interests, there may not be a robust market of willing purchasers to acquire interests in an entity that would be willing to undertake the cure of senior mortgages necessary to prevent real property foreclosures. If a borrower defaults on our mezzanine loan or debt senior to our loan, or in the event of a borrower bankruptcy, our mezzanine loan will be satisfied only after the senior debt. Thus, while there may be sufficient revenue from the property to service the mortgage loan, those revenues may be exhausted before the mezzanine loan is serviced. The same would be true for casualty situations. As a result, we may not recover some or all of our investment. The mortgage loans in which we may invest are subject to delinquency, foreclosure, and loss, which could result in losses to us.Mortgage loans secured by commercial properties and are subject to risks of delinquency and foreclosure. The ability of a borrower to repay a loan secured by an income-producing property typically is dependent primarily upon the successful operation of such property rather than upon the existence of independent income or assets of the borrower. If the net operating income of the property is reduced, the borrowerâ€™s ability to repay the loan may be impaired. Net operating income of an income-producing property can be affected by, among other things: tenant mix and tenant

bankruptcies, success of tenant businesses, property management decisions, including with respect to capital improvement, particularly in older building structures, property location and condition, competition from comparable types of properties offering the same or similar services, changes in laws that increase operating expenses or limit rents that may be charged, changes in interest rates, and in the state of the credit markets and the debt and equity capital markets, including diminished availability or lack of debt financing for commercial real estate, any need to address environmental contamination at the property, the occurrence of any uninsured casualty at the property, changes in national, regional, or local economic conditions or specific industry segments, declines in regional or local real estate values, declines in regional, or local rental or occupancy rates, increases in real estate tax rates, tax credits and other operating expenses, changes in governmental rules, regulations, and fiscal policies, including environmental legislation, natural disasters, terrorism, social unrest, and civil disturbances, and adverse changes in zoning laws.In the event of any default under a mortgage loan held directly by us, we will bear a risk of loss of principal to the extent of any deficiency between the value of the collateral and the principal and accrued interest of the mortgage loan, which could have a material adverse effect on our cash flow from operations and limit amounts available for distribution to our shareholders. In the event of the bankruptcy of a mortgage loan borrower, the mortgage loan to such borrower will be deemed to be secured only to the extent of the value of the underlying collateral at the time of bankruptcy (as determined by the bankruptcy court), and the lien securing the mortgage loan will be subject to the avoidance powers of the bankruptcy trustee or debtor-in-possession to the extent the lien is unenforceable under state law. Foreclosure of a mortgage loan can be an expensive and lengthy process, which could have a substantial negative effect on our anticipated return on the foreclosed mortgage loan.We are exposed to the risk of judicial proceedings with our borrowers, including bankruptcy or other litigation, as a strategy to avoid foreclosure or enforcement of other rights by us as a lender or investor. In the event that any of the properties or entities underlying or collateralizing our loans or investments experiences or continues to experience any of the other foregoing events or occurrences, the value of, and return on, such investments could be reduced, which would adversely affect our results of operations and financial condition.We may need to foreclose on certain of the loans we originate or acquire, which could result in losses that harm our results of operations and financial condition. We may find it necessary or desirable to foreclose on certain of the loans we originate or acquire, and the foreclosure process may be lengthy and expensive. If we foreclose on an asset, we may take title to the property securing that asset, and if we do not or cannot sell the property, we would then come to own and operate it as â€œreal estate owned.â€ Owning and operating real property involves risks that are different (and in many ways more significant) than the risks faced in owning an asset secured by that property. The costs associated with operating and redeveloping a 14Table of Contentsproperty, including any operating shortfalls and significant capital expenditures, could materially and adversely affect our results of operations, financial conditions, and liquidity.Whether or not we have participated in the negotiation of the terms of any such loans, we cannot be assured as to the adequacy of the protection of the terms of the applicable loan, including the validity or enforceability of the loan and the maintenance of the anticipated priority and perfection of the applicable security interests. Furthermore, claims may be asserted by lenders or borrowers that might interfere with enforcement of our rights. Borrowers may resist foreclosure actions by asserting numerous claims, counterclaims and defenses against us, including, without limitation, lender liability claims and defenses, even when the assertions may have no basis in fact, in an effort to prolong the foreclosure action and seek to force the lender into a modification of the loan or a favorable buy-out of the borrowerâ€™s position in the loan. Foreclosure actions in some U.S. states can take several years or more to litigate and may also be time consuming and expensive to complete in other U.S. states and foreign jurisdictions in which we do business. At any time prior to or during the foreclosure proceedings, the borrower may file for bankruptcy, which would have the effect of staying the foreclosure actions and further delaying the foreclosure process, and could potentially result in a reduction or discharge of a borrowerâ€™s debt. Foreclosure may create a negative public perception of the related property, resulting in a diminution of its value. Even if we are successful in foreclosing on a loan, the liquidation proceeds upon sale of the underlying real estate may not be sufficient to recover our cost basis in the loan, resulting in a loss to us. Furthermore, any costs or delays involved in the foreclosure of the loan or a liquidation of the underlying property will further reduce the net sale proceeds and, therefore, increase any such losses to us.Federal Income Tax RisksAny failure to continue to qualify as a REIT for federal income tax purposes could have a material adverse impact on us and our stockholders.We intend to continue to operate in a manner intended to qualify us as a REIT for federal income tax purposes. Qualification as a REIT involves the application of highly technical and complex provisions of the Internal Revenue Code (the â€œCodeâ€), for which there are only limited judicial or administrative interpretations. Certain facts and circumstances not entirely within our control may affect our ability to qualify as a REIT. In addition, we can provide no assurance that legislation, new regulations, administrative interpretations, or court decisions will not adversely affect our qualification as a REIT or the federal income tax consequences of our REIT status.If we were to fail to qualify as a REIT, we would not be allowed a deduction for distributions to stockholders in computing our taxable income. In this case, we would be subject to federal income tax on our taxable income at regular corporate rates. Unless entitled to relief under certain Code provisions, we also would be disqualified from operating as a REIT for the four taxable years following the year during which qualification was lost. As a result, we would be subject to federal and state income taxes which could adversely affect our results of operations and distributions to stockholders. Although we currently intend to operate in a manner designed to qualify as a REIT, it is possible that future economic, market, legal, tax, or other considerations may cause us to revoke the REIT election.In order to qualify as a REIT, under current law, we generally are required each taxable year to distribute to our stockholders at least 90% of our net taxable income (excluding any net capital gain). To the extent that we do not distribute all of our net capital gain or distribute at least 90%, but less than 100%, of our other taxable income, we are subject to tax on the undistributed amounts at regular corporate rates. In addition, we are subject to a 4% nondeductible excise tax to the extent that distributions paid by us during the calendar year are less than the sum of the following:â€¢85% of our ordinary income;â€¢95% of our net capital gain income for that year; andâ€¢100% of our undistributed taxable income (including any net capital gains) from prior years.We intend to make distributions to our stockholders to comply with the 90% distribution requirement, to avoid corporate-level tax on undistributed taxable income, and to avoid the nondeductible excise tax. Distributions could be made in cash, in stock, or in a combination of cash and stock. Differences in timing between taxable income and cash available for distribution could require us to borrow funds to meet the 90% distribution requirement, to avoid corporate-level tax on undistributed taxable income, and to avoid the nondeductible excise tax.Certain property transfers may be characterized as prohibited transactions.From time to time, we may transfer or otherwise dispose of some of our properties. Under the Code, any gains resulting from transfers or dispositions, from other than a taxable REIT subsidiary, that are deemed to be prohibited transactions would be subject to a 100% tax on any gain associated with the transaction. Prohibited transactions generally include sales of assets 15Table of Contentsthat constitute inventory or other property held-for-sale to customers in the ordinary course of business. Since we acquire properties primarily for investment purposes, we do not believe that our occasional transfers or disposals of property are deemed to be prohibited transactions. However, whether or not a transfer or sale of property qualifies as a prohibited transaction depends on all the facts and circumstances surrounding the particular transaction. The Internal Revenue Service ("IRS") may contend that certain transfers or disposals of properties by us are prohibited transactions. While we believe that the IRS would not prevail in any such dispute, if the IRS were to argue successfully that a transfer or disposition of property constituted a prohibited transaction, we would be required to pay a tax equal to 100% of any gain allocable to us from the prohibited transaction. In addition, income from a prohibited transaction might adversely affect our ability to satisfy the income tests for qualification as a REIT for federal income tax purposes.Recent changes to the U.S. tax laws could have an adverse impact on our business operations, financial condition, and earnings. In recent years, numerous legislative, judicial, and administrative changes have been made in the provisions of federal and state income tax laws applicable to investments similar to an investment in our shares. In particular, the comprehensive tax reform legislation enacted in December 2017 and commonly known as the Tax Cuts and Jobs Act ("TCJA") made many significant changes to the U.S. federal income tax laws that have profoundly impacted the taxation of individuals and corporations (including both regular C corporations and corporations that have elected to be taxed as REITs). A number of changes that affect noncorporate taxpayers will expire at the end of 2025 unless Congress acts to extend them. Among other changes, the Coronavirus Aid, Relief, and Economic Security Act, or CARES Act, signed into law in March 2020, makes certain changes to the TCJA. These changes have impacted us and our stockholders in various ways, some of which are adverse or potentially adverse compared to prior law. Additional changes to tax laws were enacted with the Inflation Reduction Act ("IRA") of 2022, signed into law in August 2022. Many of the material provisions of the IRA exempt REITs. To date, the IRS has issued only limited guidance with respect to certain of the new provisions, and there are numerous interpretive issues that will require further guidance. It is highly likely that technical corrections of legislation will be needed to clarify certain aspects of the new law and give proper effect to Congressional intent. There can be no assurance, however, that technical clarifications or changes needed to prevent unintended or unforeseen tax consequences will be enacted by Congress in the near future. Additional changes to tax laws are likely to continue to occur in the future, and we cannot assure investors that any such changes will not adversely affect the taxation of our stockholders. Any such changes could have an adverse effect on an investment in shares or on the market value or the resale potential of our properties. Investors are urged to consult with their own tax advisor with respect to the impact of recent legislation on ownership of shares and the status of legislative, regulatory, or administrative developments and proposals, and their potential effect on ownership of shares.We may face risks in connection with Section 1031 Exchanges. When possible, we dispose of and acquire real properties in transactions that are intended to qualify as Section 1031 Exchanges. If a transaction's gain that is intended to qualify as a Section 1031 deferral is later determined to be taxable, we may face adverse consequences, and if the laws applicable to such transactions are amended or repealed, we may not be able to dispose of properties on a tax-deferred basis. In such case, our taxable income and earnings and profits would increase. This could increase the dividend income to our stockholders by reducing any return of capital they received. In some circumstances, we may be required to pay additional dividends or, in lieu of that, corporate income tax, possibly including interest and penalties. In addition, if a Section 1031 Exchange were later to be determined to be taxable, we may be required to amend our tax returns for the applicable year in question.Disclosure Controls and Internal Control over Financial Reporting RisksOur business could be adversely impacted if we have deficiencies in our disclosure controls and procedures or internal control over financial reporting.The design and effectiveness of our disclosure controls and procedures and internal control over financial reporting may not prevent all errors, misstatements, or misrepresentations. While management will continue to review the effectiveness of our disclosure controls and procedures and internal control over financial reporting, there can be no guarantee that our internal control over financial reporting will be effective in accomplishing all control objectives at all times. Deficiencies, including any material weakness, in our internal controls over financial reporting which may occur in the future could result in misstatements of our results of operations, restatements of our financial statements, a decline in our stock price, or otherwise materially adversely affect our business, reputation, results of operations, financial condition, or liquidity.16Table of ContentsGeneral RisksA pandemic, epidemic, or outbreak of a contagious disease could adversely affect us.Public health crises, pandemics, and epidemics have had, and in the future could have, a material adverse effect on global, national, and local economies, as well as on our business and our tenantsâ€™ businesses. The potential impact of a pandemic, epidemic, or outbreak of a contagious disease on our tenants and our properties is difficult to predict or assess. If an outbreak occurs within the workforce of our tenants or otherwise disrupts their management and other personnel, the business and operating results of our tenants could be negatively impacted. We are dependent upon the services of certain key personnel, including members of the Board of Directors, the loss of any of whom could adversely impact our ability to execute our business.One of our objectives is to develop and maintain a strong management group at all levels. At any given time, we could lose the services of key executives, members of the Board of Directors, and other employees, including the managing directors and other leaders of our respective markets. None of our Board members, key executives, or other employees are subject to employment contracts. Further, we do not carry key person insurance on any of our executive officers or other key employees. While we believe that we could find replacements for these key personnel, the loss of services of any of these key persons could diminish relationships with investors, lendors, prospective customers, joint venture partners, and others in the industry, and therefore such a loss could have an adverse effect upon our results of operations, financial condition, and our ability to execute our business strategy.We may change our policies without obtaining the approval of our stockholders.Our operating and financial policies, including our policies with respect to acquisitions, development, and dispositions of real estate, growth, target markets, operations, indebtedness, capitalization, and dividends are exclusively determined by the Company's Board of Directors. Accordingly, our stockholders do not control these policies. Any such changes may increase our costs or otherwise affect the profitability of our business or the value of our assets. Employee misconduct or misconduct by members of the Board of Directors could adversely impact our ability to execute our business.Our reputation is critical to maintaining and developing relationships with tenants, vendors, and investors and there is a risk that our employees or members of the Board of Directors could engage, deliberately or recklessly, in misconduct that creates legal exposure for us and adversely impacts our business. Employees or members of the Board becoming subject to allegations of illegal activity, sexual harassment, or racial and gender discrimination, regardless of the outcome, could result in adverse publicity that could harm our reputation and brand. The loss of reputation could impact our ability to develop and manage relationships with tenants, vendors, and investors and have an adverse impact on the price of our common stock.Our restated and amended articles of incorporation contain limitations on ownership of our stock, which may prevent a change in control that might otherwise be in the best interest of our stockholders.Our restated and amended articles of incorporation impose limitations on the ownership of our stock. In general, except for certain individuals who owned stock at the time of adoption of these limitations, and except for persons or organizations that are granted waivers by our Board of Directors, no individual or entity may own more than 3.9% of the value of our outstanding stock. We provide waivers to this limitation on a case by case basis, which could result in increased voting control by a stockholder. The ownership limitation may have the effect of delaying, inhibiting, or preventing a transaction or a change in control that might involve a premium price for our stock or otherwise be in the best interest of our stockholders.The market price of our common stock may fluctuate.The market price of shares of our common stock has been, and may continue to be, subject to fluctuation in many events and factors such as those described in this report including:â€¢actual or anticipated variations in our operating results, funds from operations, or liquidity;â€¢the general reputation of real estate as an attractive investment in comparison to other equity securities and/or the reputation of the product types of our assets compared to other sectors of the real estate industry;â€¢material changes in any significant tenant industry concentration;â€¢material changes in market concentrations;â€¢the general stock and bond market conditions, including changes in interest rates or fixed income securities;â€¢changes in tax laws;17Table of Contentsâ€¢changes to our dividend policy;â€¢changes in the market valuations of our properties;â€¢adverse market reaction to the amount of our outstanding debt at any time, the amount of our maturing debt, and our ability to refinance such debt on favorable terms;â€¢any failure to comply with existing debt covenants;â€¢any foreclosure or deed in lieu of foreclosure of our properties;â€¢additions or departures of directors, key executives, and other employees;â€¢actions by institutional stockholders;â€¢uncertainties in world financial markets;â€¢general market and economic conditions; in particular, market and economic conditions of Atlanta, Austin, Tampa, Charlotte, Phoenix, Dallas, and Nashville; andâ€¢the realization of any of the other risk factors described in this report.Many of the factors listed above are beyond our control. Those factors may cause the market price of shares of our common stock to decline, regardless of our financial performance, condition, and prospects. The market price of shares of our common stock may fall significantly in the future, and it may be difficult for our stockholders or holders of our debt securities to resell our common stock at prices they find attractive.If our future operating performance does not meet the projections of our analysts or investors, our stock price could decline.Securities analysts publish quarterly and annual projections of our financial performance. These projections are developed independently based on their own analyses, and we undertake no obligation to monitor, and take no responsibility for, such projections. Such estimates are inherently subject to uncertainty and should not be relied upon as being indicative of the performance that we anticipate for any applicable period. Our actual revenues, net income, funds from operations, and funds available for distribution may differ materially from what is projected by securities analysts. If our actual results do not meet analystsâ€™ guidance, our stock price could decline significantly. We face risks associated with security breaches through cyber attacks or cyber intrusions, as well as other significant disruptions of our information technology (IT) networks and related systems. We face risks associated with security breaches or disruptions, whether through cyber attacks or cyber intrusions over the internet, malware, computer viruses, attachments to emails, persons inside our organization, persons with access to systems inside our organization, and other significant disruptions of our IT networks and related systems. The risk of a security breach or disruption, particularly through cyber attacks or cyber intrusion, including by computer hackers, foreign governments, and cyber terrorists, has generally increased as the number, intensity, and sophistication of attempted attacks and intrusions from around the world have increased. Our IT networks and related systems are essential to the operation of our business and our ability to perform day-to-day operations (including managing our building systems) and, in some cases, may be critical to the operations of certain of our tenants. While, to date, we have not had a significant cyber breach or attack that had a material impact on our business or results of operations, there can be no assurance that our efforts to maintain the security and integrity of these types of IT networks and related

systems will be effective or that attempted security breaches or disruptions will not be successful or damaging. A security breach or other significant disruption involving our IT networks and related systems could adversely impact our financial condition, results of operations, cash flows, liquidity, and the market price of our common stock and would require significant management attention and resources to remedy any resulting damages. A security breach or other significant disruption involving our IT networks and systems could result in our inability to maintain the building systems relied upon by our customers for their efficient use of their leased space, and the continuation of that circumstance could entitle the affected tenants to abate a portion of their rent. Further, our vendors or partners could experience a cyber incident which could impact their operations and ability to meet their obligations to us. Similarly, one or more of our tenants could experience a cyber incident which could impact their operations and ability to perform under the terms of their contracts with us. While we maintain insurance coverage that may, subject to policy terms and conditions including deductibles, cover specific aspects of cyber risks, such insurance coverage may be insufficient to cover all losses. As cyber threats continue to evolve, we may be required to expend additional resources to continue to enhance our information security measures and to investigate and remediate any information security vulnerabilities.18Table of ContentsIncreased public attention to corporate responsibility matters may expose us to negative public perception, impose additional costs on our business, or impact our stock price.Recently, more attention is being directed towards publicly-traded companies regarding Corporate Responsibility ("CR") matters. Our efforts to improve our CR profile and practices, including reducing emissions and improving the efficiency of our building operations and the resiliency of our buildings, may require capital expenditures and may result in short- or long-term increases in our operating costs, all of which could adversely impact our financial condition or results of operations. Our ability to achieve our CR goals and objectives and to accurately and transparently report our progress presents numerous operational, financial, legal, and other risks and are partially dependent on the actions of our customers and vendors. A failure, or a perceived failure, to respond to investor, customer, employee, or other stakeholder expectations related to CR concerns, or to comply with regulatory requirements, including a failure, or a perceived failure, to achieve any voluntarily adopted goals or initiatives, could negatively impact our reputation, ability to do business with certain partners, access to capital, stock price, and customer and employee attraction and retention. In addition, organizations that provide information to investors on corporate governance and other matters have developed rating systems for evaluating companies on their approach to CR. Unfavorable CR ratings may lead to negative investor sentiment, which could have a negative impact on our stock price. As the nature, scope, and complexity of CR reporting, diligence, and disclosure requirements expand, we may have to undertake additional costs to control, assess, and report on CR metrics. Any failure or perceived failure, whether or not valid, to pursue or fulfill our CR goals, targets, and objectives or to satisfy various CR reporting standards within the timelines we announce, or at all, could increase the risk of litigation.Additionally, while we strive to create and maintain an inclusive culture and a diverse workforce where everyone is valued and respected, a failure, or a perceived failure, to properly address matters of culture, including inclusivity and diversity matters, could result in reputational harm or an inability to attract and retain customers or employees. Similarly, our approach to and description of our culture, policies, and practices could be perceived by some investors or third parties as failing to meet regulatory or best practices, which could negatively impact our reputation, ability to do business with certain partners, access to capital, and stock price.Item 1B.Unresolved Staff CommentsNot applicable.19Table of ContentsItem 1C. CybersecurityThe day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team. The Chief Information Officer reports directly to the Chief Financial Officer. Our Senior Vice President, Chief Information Officer ("CIO") has served in this role for over eight years, and has more than 20 years of experience in the aggregate in various roles involving managing information security, technology infrastructure, IT operations, and developing cybersecurity strategy. Together with his IT team and external consultants, our CIO is informed about and monitors the prevention, detection, mitigation, and remediation of cybersecurity incidents through the management of and participation in the cybersecurity risk management processes described below, including the operation of our cybersecurity incident response plan.For many years, we have strategically invested in our cybersecurity programs across the organization, and we have developed and refined our processes for detecting, evaluating, and responding to potential cybersecurity incidents. In particular, we focus on our networks, applications, data, employees, and vendors with a comprehensive cybersecurity plan, informed by nationally recognized frameworks which we use to monitor and improve our program as compared to the framework controls. In addition to our ongoing monitoring, we engage a third-party advisor to perform cybersecurity risk assessments of our information technology security processes and implemented technologies. We have segmented our building networks so that they are separate from our corporate network, and using third party services, we monitor, scan, assess, audit, and remediate identified vulnerabilities across those networks, as appropriate. Furthermore, recognizing that our employees are an essential line of defense in cybersecurity, we engage with our employees in a training and testing program through which we provide education on the risk of potential cybersecurity incidents, methods for identification of such incidents and appropriate responses. Our policies and processes are informed by industry standard practices regarding application security, access management, device protection, network management, and data loss prevention and recovery, and we also maintain a business continuity and disaster recovery plan (including a cybersecurity incident response plan) to reduce the risk and impact of business interruptions, across a range of disaster scenarios, including potential impacts from a cybersecurity incident. Our business continuity and disaster recovery plan and our cybersecurity incident response plan are reviewed at least annually, and we also periodically conduct tabletop exercises that include the CIO and key members of management.Our cybersecurity incident response plan includes retention of external experts for prompt assistance following discovery of any material incident. This cybersecurity incident response plan is part of our ongoing cybersecurity vulnerability management, and we endeavor to maintain appropriate controls to identify, monitor, analyze, and address potential cybersecurity incidents, including potential unauthorized access to our networks and applications, along with detection of potential unusual activity within our networks or applications. Based on the context and details of the potential cybersecurity incident, the incident response plan includes prompt review by one or more members of the IT team, with appropriate responses deployed as promptly as is practicable under the circumstances. Additionally, the CIO receives reports on potential cybersecurity incidents. As part of overall enterprise risk management, additional reporting of potential cybersecurity incidents is also provided to our General Counsel, Chief Accounting Officer, Chief Financial Officer, and the Audit Committee or the full Board, as appropriate. Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.Our Audit Committee provides an additional layer of cybersecurity oversight and is responsible for discussing cybersecurity concerns (including data privacy risk management) and the steps management has taken to monitor and control such exposures with management. As part of this oversight, the Audit Committee reviews the results of a biannual risk assessment designed to identify and analyze risks to achieving the Companyâ€™s business objectives, including material risks from cybersecurity threats. The results of the biannual risk assessment are discussed with management and used to develop the Companyâ€™s internal audit plan.Cybersecurity threats, including as a result of any previous cybersecurity incidents, have not materially affected nor are they reasonably likely to affect the Company, including its business strategy, results of operations or financial condition. For a disclosure of our cybersecurity risks, see Risk Factors in Part I, Item 1A.20Table of ContentsItem 2.PropertiesThe following table sets forth certain information related to operating properties in which we have an ownership interest. Except as noted, all information presented is as of DecemberÂ 31, 2024 ($ in thousands):Operating Properties (1)Company's ShareOffice PropertiesRentable Square FeetFinancial Statement PresentationCompany's Ownership InterestEnd of Period LeasedWeighted Average Occupancy (2)% of Total Net Operating Income (3)Property Level Debt (4)Terminus (5)1,226,000Â Consolidated100%82.5%78.9%5.5%$220,731Â Spring & 8th (5)765,000Â Consolidated100%100.0%100.0%5.1%â€”Â Buckhead Plaza (5)678,000Â Consolidated100%94.5%92.8%4.2%â€”Â Northpark (5)1,539,000Â Consolidated100%73.8%71.8%3.6%â€”Â Promenade Tower777,000Â Consolidated100%88.8%82.2%3.3%â€”Â Avalon (5)480,000Â Consolidated100%94.7%93.3%2.8%â€”Â 3344 Peachtree484,000Â Consolidated100%97.2%95.2%2.7%â€”Â 725 Ponce372,000Â Consolidated100%87.6%87.6%2.6%â€”Â 3350 Peachtree413,000Â Consolidated100%84.0%71.4%1.6%â€”Â Promenade Central (6) (7)367,000Â Consolidated100%78.4%74.4%1.4%â€”Â 3348 Peachtree258,000Â Consolidated100%80.3%80.3%0.9%â€”Â Medical Offices at Emory Hospital358,000Â Unconsolidated50%99.1%99.1%0.9%41,188Â Meridian Mark Plaza160,000Â Consolidated100%100.0%99.3%0.6%â€”Â Proscenium (6)525,000Â Unconsolidated20%62.8%70.7%0.3%â€”Â 120 West Trinity Office 43,000Â Unconsolidated20%74.2%74.2%0.1%â€”Â ATLANTA (7)8,445,000Â 86.8%84.1%35.6%261,919Â The Domain (5) (8)1,742,000Â Consolidated100%100.0%99.5%12.1%â€”Â 300 Colorado378,000Â Consolidated100%100.0%100.0%4.6%â€”Â San Jacinto Center399,000Â Consolidated100%89.1%91.5%3.2%â€”Â Colorado Tower373,000Â Consolidated100%98.8%98.8%3.1%103,920Â One Eleven Congress519,000Â Consolidated100%82.7%79.9%3.1%â€”Â The Terrace (5)619,000Â Consolidated100%82.7%78.1%2.7%â€”Â Domain Point (5) 240,000Â Consolidated96.5%96.5%96.5%1.4%â€”Â Sail Tower (6)804,000Â Consolidated100%100.0%100.0%1.3%â€”Â Research Park V173,000Â Consolidated100%93.0%93.0%0.8%â€”Â AUSTIN (8)5,247,000Â 94.9%93.3%32.3%103,920Â Corporate Center (5)1,227,000Â Consolidated100%95.8%92.8%5.4%â€”Â Heights Union (5) 294,000Â Consolidated100%100.0%100.0%1.8%â€”Â The Pointe253,000Â Consolidated100%91.2%90.0%0.8%â€”Â Harborview Plaza206,000Â Consolidated100%93.6%88.0%0.6%â€”Â TAMPA1,980,000Â 95.6%93.0%8.6%â€”Â Fifth Third Center692,000Â Consolidated100%92.1%92.4%3.5%122,690Â The RailYard329,000Â Consolidated100%98.7%99.3%2.1%â€”Â Vantage South End (5) (6)639,000Â Consolidated100%97.4%97.4%1.6%â€”Â 550 South394,000Â Consolidated100%74.9%74.9%1.3%â€”Â CHARLOTTE2,054,000Â 156900091.5%90.2%8.5%122,690Â Hayden Ferry (5) (9)792,000Â Consolidated100%89.4%83.3%3.1%â€”Â 100 Mill288,000Â Consolidated90%98.1%98.1%2.7%â€”Â Tempe Gateway264,000Â Consolidated100%95.7%89.5%1.3%â€”Â 111 West Rio225,000Â Consolidated100%100.0%100.0%1.0%â€”Â PHOENIX (9)1,569,000Â 94.1%90.2%8.1%â€”Â Legacy Union One 319,000Â Consolidated100%100.0%100.0%1.6%â€”Â 5950 Sherry Lane 197,000Â Consolidated100%91.7%83.3%0.8%â€”Â DALLAS516,000Â 96.8%93.6%2.4%â€”Â BriarLake Plaza (5)835,000Â Consolidated100%98.0%97.5%3.8%â€”Â HOUSTON835,000Â 98.0%97.5%3.8%â€”Â TOTAL OFFICE (7) (8) (9)20,646,000Â 91.6%89.2%99.3%$488,529Â Table continued on next page21Table of ContentsCompany's ShareOffice PropertiesRentable Square FeetFinancial Statement PresentationCompany's Ownership InterestEnd of Period LeasedWeighted Average Occupancy (2)% of Total Net Operating Income (3)Property Level Debt (4)Other PropertiesCollege Street Garage - Charlotte (6)N/AConsolidated100%N/AN/A0.5%â€”Â 120 West Trinity Apartment - Atlanta (330 Units) (6)310,000Â Unconsolidated20%94.7%94.1%0.1%â€”Â Domain 4 (8)157,000Â Consolidated100%100.0%100.0%0.1%Â TOTAL OTHER467,000Â 0.7%$â€”Â Â TOTAL 21,113,000Â 100.0%$488,529Â (1)Operating properties exclude properties in our development pipeline and properties sold prior to DecemberÂ 31, 2024.(2)The weighted average economic occupancy of the property over the period for which the property was available for occupancy during the three months ended DecemberÂ 31, 2024.(3)The Company's share of net operating income for the three months ended DecemberÂ 31, 2024. See Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations for the definition of net operating income and a reconciliation to Net Income. (4)The Company's share of property-specific mortgage debt, net of unamortized loan costs, as of DecemberÂ 31, 2024.(5)Contains two or more buildings that are grouped together for reporting purposes.(6)Not included in Same Property as of DecemberÂ 31, 2024. See Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations for the definition of Same Property.(7)A full building redevelopment of Promenade Central reached substantial completion in the fourth quarter of 2022. This building will be excluded from the Atlanta and Total Office end of period leased and weighted average occupancy calculations until stabilized.(8)Effective September 1, 2024, Domain 4 is excluded from the square footage, end of period leased, and weighted average occupancy, and it is not included in Same Property as of DecemberÂ 31, 2024. The Company plans to replace Domain 4, once its leases expire, with future development.(9)Hayden Ferry 1 in this group of buildings has been excluded from Same Property, end of period leased as of DecemberÂ 31, 2024, and weighted average occupancy for the quarter ended DecemberÂ 31, 2024 due to commencement of a full redevelopment of this building effective October 1, 2023. It is also excluded from the Phoenix and Total Office end of period leased and weighted average occupancy calculations. The properties included in the table above have annualized rent of $843.7Â million, which represents the sum of the annualized cash rent including tenant's share of estimated operating expenses, if applicable, each tenant is paying as of the end of the reporting period. Included in this amount is $43.5Â million related to tenants in free rent period as of DecemberÂ 31, 2024 due to free rent concessions. For those tenants, annualized rent is calculated based on the annualized rent the tenant will pay in the first period it is required to pay rent.22Table of ContentsOffice Lease Expirations (1)As of DecemberÂ 31, 2024, our leases expire as follows: Â Year of Expiration Â Square Feet ExpiringÂ % of LeasedSpaceÂ Annual Contractual Rent (in thousands) (2)Â % of AnnualContractualRentÂ AnnualContractualRent/Sq. Ft.20251,397,186Â 7.7Â %$61,025Â 6.3Â %$43.68Â 20261,221,585Â 6.7Â %56,897Â 5.8Â %46.58Â 20271,645,532Â 9.1Â %76,017Â 7.8Â %46.20Â 20281,629,295Â 9.0Â %83,183Â 8.5Â %51.05Â &Thereafter4,336,497Â 23.9Â %252,099Â 26.1Â %58.13Â Total18,176,928Â 100.0Â %$972,970Â 100.0Â %$53.53Â (1) Company's share of leases expiring after DecemberÂ 31, 2024. Expiring square footage for which new leases have been executed is reflected based on the expiration date of the new lease.(2) Annual Contractual Rent is the estimated rent in the year of expiration. It includes the minimum base rent and an estimate of the tenant's share of operating expenses, if applicable, as defined in the respective leases.23Table of ContentsTop 20 Office TenantsAs of DecemberÂ 31, 2024, our top 20 office tenants were as follows:Tenant (1)Number of Properties OccupiedNumber of Markets OccupiedÂ Company's Share of Square FootageÂ Company's Share of Annualized Rent (in thousands) (2)Percentage of Company's Share of Annualized RentÂ Weighted Average Remaining Lease Term (Years)1Amazon531,296,397Â $69,610Â 8.1%5.22Â Alphabet11799,149Â 53,924Â 6.3%13.1Â NCR Voyix22815,634Â 41,277Â 4.8%8.44Â ExxonMobil21359,660Â 25,176Â 2.9%6.75Â IBM (3)11319,863Â 18,755Â 2.2%15.76Â Expedia11315,882Â 17,139Â 2.0%6.27Â Apache11365,614Â 14,623Â 1.7%13.88Â Bank of America22347,139Â 12,910Â 1.5%1.09Â Ovintiv USA11318,582Â 8,437Â 1.0%2.510Â ADP11225,000Â 7,894Â 0.9%3.211Â Wells Fargo53159,114Â 7,628Â 0.9%5.012Â Smurfit Westrock11205,185Â 7,535Â 0.9%5.313Â BlackRock11131,656Â 7,297Â 0.9%11.414Â Amgen11163,169Â 6,833Â 0.8%3.815Â Lendingtree11161,321Â 6,805Â 0.8%11.816Â Workrise Technologies1193,210Â 6,678Â 0.8%3.617Â McKinsey & Company22130,513Â 6,541Â 0.8%7.918Â Regus Equity Business Centers44123,625Â 6,474Â 0.8%7.319Â Samsung Engineering America11133,860Â 6,367Â 0.7%1.920Â Allstate11148,262Â 5,937Â 0.7%5.0Total6,612,835Â $337,840Â 39.5%7.5(1)In some cases, the actual tenant may be an affiliate of the entity shown, and the entity shown may not be a guarantor of the obligations of that tenant.(2)Annualized Rent represents the annualized cash rent including the tenant's share of estimated operating expenses, if applicable, paid by the tenant as of DecemberÂ 31, 2024. If the tenant is in a free rent period as of DecemberÂ 31, 2024, Annualized Rent represents the annualized contractual rent the tenant will pay in the first month it is required to pay full cash rent. Included in annualized rent is $10.2 million of annualized rent for tenants in a free rent period.(3)IBM has assumed, effective January 1, 2026, the existing lease at Domain 12 from Meta Platforms. Additionally, IBM has extended the lease maturity from 2031 to 2040.Note:This schedule includes leases that have commenced. Leases that have been signed but have not commenced are excluded.24Table of ContentsTenant Industry DiversificationAs of DecemberÂ 31, 2024, our tenant industry diversification was as follows:Industry (1)Percentage of Company's Share of Annualized Rent (2)Technology31.2Â %Financial14.3Â %Professional Services9.3Â %Legal8.7Â %Consumer Goods & Services7.2Â %Energy6.9Â %Health Care5.6Â %Real Estate5.2Â %Insurance3.8Â %Other3.9Â %Marketing/Media/Telecom2.2Â %Construction/Design1.7Â %Total100.0Â %(1)Management uses SIC codes when available, along with judgment, to determine tenant industry classification.(2)Annualized Rent represents the annualized cash rent including tenant's share of estimated operating expenses, if applicable, paid by the tenant as of the date of this report. If the tenant is in a free rent period as of the date of this report, Annualized Rent represents the annualized contractual rent the tenant will pay in the first month it is required to pay full rent.Development Pipeline (1)As of DecemberÂ 31, 2024, information on our projects under development was as follows ($ in thousands):ProjectTypeMarketCompany's Ownership InterestConstruction Start DateSquare Feet/UnitsEstimated Project Cost (1)Company's Share of Estimated Project Cost (1)Project Cost Incurred to Date (1)Company's Share of Project Cost Incurred to Date (1)Percent LeasedInitial Occupancy (2)Neuhoff (3)MixedNashville50Â %3Q21$589,100Â $294,550Â $543,461Â $271,731Â Office and Retail450,000Â 46Â %4Q23Apartments542Â 38Â %2Q24Domain

9OfficeAustin100Â %2Q21338,000Â 147,000Â 147,000Â 130,840Â 130,840Â 98Â %1Q24Total $736,100Â $441,550Â $674,301Â $402,571Â (1)This schedule shows projects currently under active development through the substantial completion of construction as well as properties in an initial lease up period prior to stabilization. Significant estimation is required to derive these costs, and the final costs may differ from these estimates. Estimated and incurred project costs are construction costs, initial leasing costs, and financing costs on project-specific debt. Neuhoff has a project-specific construction loan (see footnote 3 below). The above schedule excludes any financing cost assumptions for projects without project-specific debt and any other incremental capitalized costs required by GAAP.(2)Initial occupancy represents the quarter within which the Company first recognized, or estimates it will begin recognizing, revenue under GAAP. The Company capitalizes interest, real estate taxes, and certain operating expenses on the unoccupied portion of office and retail properties, which have ongoing construction of tenant improvements, until the earlier of (1) the date on which the project achieves 90% economic occupancy or (2) one year from cessation of major construction activity. For residential project construction, the Company continues to capitalize interest, real estate taxes, and certain operating expenses until cessation of major construction activity.(3)The Neuhoff estimated project cost will be funded with a combination of $276.4 million of equity contributed by the joint venture partners and a $312.7Â million construction loan. These costs include approximately $66 million of site and associated infrastructure work related to a future phase. The estimated project cost includes revisions related to updated initial leasing costs and construction loan interest costs.25Table of ContentsLand HoldingsAs of DecemberÂ 31, 2024, we owned the following land holdings, either directly or indirectly through joint ventures:Â MarketCompany's Ownership InterestFinancial Statement PresentationTotal Developable Land (Acres)3354/3356 PeachtreeAtlanta95%Consolidated3.2Â 715 PonceAtlanta50%Unconsolidated1.0Â 887 West PeachtreeAtlanta100%Consolidated1.6Â Domain Point 3Austin90%Consolidated1.7Â Domain CentralAustin100%Consolidated5.6Â South End StationCharlotte100%Consolidated3.4Â 303 TremontCharlotte100%Consolidated2.4Â Legacy Union 2 & 3Dallas95%Consolidated4.0Â Corporate Center 5 & 6 (1)Tampa100%Consolidated14.1Â Total37.0Â Total Cost Basis of Land ($ in thousands)$162,810Â Company's Share of Cost Basis of Land ($ in thousands)$156,006Â (1) Corporate Center 5 is controlled through a long-term ground lease. Item 3.Legal ProceedingsWe are subject to various legal proceedings, claims, and administrative proceedings arising in the ordinary course of business, some of which are expected to be covered by liability insurance. Management makes assumptions and estimates concerning the likelihood and amount of any potential loss relating to these matters using the latest information available. We record a liability for litigation if an unfavorable outcome is probable and the amount of loss or range of loss can be reasonably estimated. If an unfavorable outcome is probable and a reasonable estimate of the loss is a range, we accrue the best estimate within the range. If no amount within the range is a better estimate than any other amount, we accrue the minimum amount within the range. If an unfavorable outcome is probable but the amount of the loss cannot be reasonably estimated, we disclose the nature of the litigation and indicate that an estimate of the loss or range of loss cannot be made. If an unfavorable outcome is reasonably possible and the estimated loss is material, we disclose the nature and estimate of the possible loss of the litigation. We do not disclose information with respect to litigation where an unfavorable outcome is considered to be remote or where the estimated loss would not be material. Based on current expectations, such matters, both individually and in the aggregate, are not expected to have a material adverse effect on our liquidity, results of operations, business, or financial condition.Item 4.Mine Safety DisclosuresNot applicable.26Table of ContentsItem X.Information about our Executive OfficersThe Executive Officers of the Registrant, as of the date hereof, are as follows:NameAgeOffice HeldM. Colin Connolly48President, Chief Executive Officer and DirectorGregg D. Adzema59Executive Vice President and Chief Financial OfficerJ. Kennedy Hicks41Executive Vice President, Chief Investment Officer and Managing DirectorRichard G. Hickson IV50Executive Vice President, OperationsJohn S. McColl62Executive Vice President, DevelopmentPamela F. Roper51Executive Vice President, General Counsel and Corporate SecretaryJeffrey D. Symes59Senior Vice President and Chief Accounting OfficerFamily RelationshipsThere are no family relationships among the Executive Officers or Directors.Term of OfficeThe term of office for all officers begins and expires at the annual stockholdersâ€™ meeting. The Board retains the power to remove any officer at any time.Business ExperienceMr. Connolly was appointed Chief Executive Officer and President by the Company's Board of Directors in January 2019. From July 2017 to December 2018, Mr. Connolly served as President and Chief Operating Officer. From July 2016 to July 2017, Mr. Connolly served as Executive Vice President and Chief Operating Officer. From December 2015 to July 2016, Mr. Connolly served as Executive Vice President and Chief Investment Officer. From May 2013 to December 2015, Mr. Connolly served as Senior Vice President and Chief Investment Officer.Mr. Adzema was appointed Executive Vice President and Chief Financial Officer in November 2010.Ms. Hicks was appointed Executive Vice President, Chief Investment Officer, and Managing Director in December 2022. From October 2020 to December 2022, Ms. Hicks served as Executive Vice President of Investments. Ms. Hicks joined Cousins in November 2018 as Senior Vice President of Investments.Mr. Hickson was appointed Executive Vice President of Operations in October 2018. Mr. Hickson joined Cousins in September 2016 as Senior Vice President responsible for Asset Management. Mr. McColl was appointed Executive Vice President in December 2011. From February 2010 to December 2011, Mr. McColl served as Executive Vice President-Development, Office Leasing and Asset Management. From May 1997 to February 2010, Mr. McColl served as Senior Vice President.Ms. Roper was appointed Executive Vice President, General Counsel, and Corporate Secretary in February 2017. From October 2012 to February 2017, Ms. Roper served as Senior Vice President, General Counsel, and Corporate Secretary. From February 2008 to October 2012, Ms. Roper served as Senior Vice President, Associate General Counsel, and Assistant Secretary. Mr. Symes joined the Company in February 2020 and was appointed Senior Vice President and Chief Accounting Officer in March 2020.27Table of ContentsPART IIItemÂ 5. Market for Registrantâ€™s Common Stock and Related Stockholder MattersMarket Information and HoldersOur common stock trades on the New York Stock Exchange (ticker symbol: CUZ). On JanuaryÂ 30, 2025, there were 7,829 stockholders of record of our common stock. Purchases of Equity SecuritiesThere were no purchases of common stock by the Company during the fourth quarter of 2024.Â Performance GraphThe following graph compares the five-year cumulative total return of our common stock with the NYSE Composite Index, the FTSE Nareit Equity Index, and the FTSE Nareit Equity Office Index. The graph assumes a $100 investment in each of the indices on December 31, 2019 and the reinvestment of all dividends.COMPARISON OF CUMULATIVE TOTAL RETURN OF ONE OR MORE COMPANIES, PEERGROUPS, INDUSTRY INDICES, AND/OR BROAD MARKETSFiscal Year EndedIndex12/31/201912/31/202012/31/202112/31/202212/31/202312/31/2024Cousins Properties Incorporated100.00Â 85.24Â 105.10Â 68.67Â 70.05Â 92.87Â NYSE Composite Index100.00Â 106.99Â 129.11Â 117.04Â 133.16Â 154.19Â FTSE Nareit Equity Index100.00Â 92.00Â 131.78Â 99.67Â 113.35Â 123.25Â FTSE Nareit Equity Office Index100.00Â 81.56Â 99.50Â 62.07Â 74.67Â 90.72Â 28Table of ContentsItem 7.Management's Discussion and Analysis of Financial Condition and Results of OperationsThe following discussion and analysis should be read in conjunction with the selected financial data and the consolidated financial statements and notes.Overview of 2024 Performance and Company and Industry TrendsOur strategy is to create value for our stockholders through ownership of the premier office portfolio in Sun Belt markets of the United States, with a particular focus on Atlanta, Austin, Tampa, Charlotte, Phoenix, Dallas, and Nashville. This strategy is based on a disciplined approach to capital allocation that includes opportunistic acquisitions, selective development, and timely dispositions of non-core assets, with a goal of maintaining a portfolio of newer and more efficient properties with lower capital expenditure requirements. To implement this disciplined approach, we maintain a simple, flexible, and low-leveraged balance sheet, which allows us to pursue compelling growth opportunities at the most advantageous points in the cycle. We utilize our strong local operating platforms within each of our major markets to implement this strategy.During 2024, we completed two strategic acquisitions of operating properties and entered into one joint venture that acquired an operating property. We acquired Vantage South End, a 639,000 square foot lifestyle office property in South End Charlotte, for a purchase price of $328.5 million and Sail Tower, a 804,000 square foot lifestyle office property in Downtown Austin, for a purchase price of $521.8 million. We also acquired a 20% interest in a joint venture for $16.7 million that acquired Proscenium, a 525,000 square foot office property in Midtown Atlanta for a purchase price of $83.3 million. Finally, we acquired multiple investments in real estate debt during the year including two mezzanine real estate loans for $27.2Â million, which are subordinated to the first priority mortgage loans and secured by pledges of equity interests, and one mortgage loan at par for $138.0 million, which was secured by the Saint Ann Court office property in Dallas.During 2024, we completed several financing and equity market activities to fund the previously mentioned acquisitions, pay off maturing debt, and maintain a strategic mix of floating and fixed rate debt. We completed offerings of the 2032 Notes and the 2034 Notes, generating net proceeds of $397.9 million and $498.5Â million, respectively, each after an original issue discount; issued 6,000,000 shares of common stock at $31.01 per share, and 9,500,000 shares of common stock at $29.765 per share, generating proceeds of $186.1 million and $282.8 million, net of underwriting discounts, respectively; repaid in full the $70.9 million remaining balance on the mortgage secured by our Domain 10 property in Austin; and entered into a floating-to-fixed interest rate swap on the remaining $200 million of the $400 million Term Loan maturing March 2025, fixing the underlying SOFR rate at 4.6675%.During 2024, we leased or renewed 2.0 million square feet of office space. Our office operating portfolio was 91.6% percent leased as of December 31, 2024 and the weighted average economic occupancy during the fourth quarter of 2024 was 89.2%. The weighted average net effective rent per square foot, representing base rent excluding operating expense reimbursements and leasing costs, for new or renewed non-amenity leases with terms greater than one year signed in 2024, was $28.17 per square foot. Cash-basis net effective rent per square foot increased 8.5% on spaces that had been previously occupied in the past year. Cash-basis net effective rent represents net rent at the end of the term paid by the prior tenant compared to the net rent at the beginning of the term paid by the current tenant. Our same property net operating income for the year increased 5.1% on a straight-line basis and increased 4.8% on a cash-basis.We believe the Sun Belt, and in particular the seven Sun Belt markets in which we own properties, will continue to outperform the broader office sector evidenced by a clear bifurcation between Sun Belt and Gateway market fundamentals. In addition, as the flight to quality trend accelerates among office users, we believe our trophy portfolio is well positioned to benefit from, and ultimately outperform in, the current real estate environment. Critical Accounting Policies and EstimatesOur financial statements are prepared in accordance with GAAP as outlined in the Financial Accounting Standards Boardâ€™s ("FASB") Accounting Standards Codification ("ASC"), and the notes to consolidated financial statements include a summary of the significant accounting policies for the Company. The preparation of financial statements in accordance with GAAP requires the use of certain estimates, a change in which could materially affect revenues, expenses, assets, or liabilities. Some of our accounting policies are considered to be critical accounting policies, which are ones that are both important to the portrayal of our financial condition, results of operations, and cash flows, and ones that also require significant judgment or complex estimation processes. Our critical accounting policies are as follows:29Table of ContentsRevenue RecognitionMost of our revenues are derived from operating leases and are reflected as rental property revenues on the accompanying consolidated statements of operations. Several judgments and estimates are included in the rental property revenue recognition process including the determination of lease term, ownership of tenant improvements, lease modifications, and lease terminations. Revenues derived from fixed lease payments, which exclude certain rental property revenue such as percentage rent and revenue related to the recovery of certain operating expenses from our tenants, are recognized on a straight-line basis over the term of the lease. We make significant assumptions and judgments in determining the lease term, including the judgments involved as to when a tenant has the right to use an underlying asset and assumptions when the lease provides the tenant with an extension or early termination option.Most of our leases involve some form of improvements to leased space. We make significant judgments in reviewing various factors to assist in determining whether we or our tenants own the improvements. Those factors include, but are not limited to, whether or not the:â€¢Lease agreementâ€™s terms obligate the tenant to construct or install specifically-identified assets (i.e., the leasehold improvements);â€¢Tenantâ€™s failure to make specified improvements is an event of default under which the landlord can require the lessee to make those improvements or otherwise enforce the landlordâ€™s rights to those assets (or a monetary equivalent);â€¢Landlord must approve the plans prior to construction;â€¢Tenant is permitted to alter or remove the leasehold improvements without the landlordâ€™s consent or without compensating the landlord for any lost utility or diminution in fair value;â€¢Tenant is required to provide the landlord with evidence supporting the cost of tenant improvements before the landlord pays the tenant for the tenant improvements;â€¢Landlord is obligated to fund cost overruns for the construction of leasehold improvements;â€¢Leasehold improvements are unique to the tenant or could reasonably be used by the lessor to lease to other parties; andâ€¢Economic life of the leasehold improvements is such that a significant residual value of the assets is expected to accrue to the benefit of the landlord at the end of the lease term. If we determine the improvements are our assets, we capitalize the cost of the improvements and recognize depreciation expense associated with such improvements generally over the shorter of the estimated useful life or the term of the lease. Any portion of our asset funded by a tenant is recorded as deferred revenue to be recognized in rental revenue over the term of the lease on a straight-line basis. If the improvements are tenant assets, we defer the cost of improvements funded by us as a lease incentive asset and amortize it as a reduction of rental revenue over the term of the lease. Our determination of whether improvements are our assets or tenants' assets also affects when we commence revenue recognition in connection with a lease.We periodically enter into amendments to our leases. When a lease is amended, we need to determine whether (i) an additional right of use not included in the original lease is being granted as a result of the modification and (ii) there is an increase in the lease payments that is commensurate with the standalone price for the additional right of use. If both of those conditions are met, the amendment is accounted for as a separate contract. If both of those conditions are not met, the amendment is accounted for as a lease modification. Most of our lease amendments result in a lease modification of our operating leases which will likely require us to reassess both the lease term and fixed lease payments, including considering any prepaid or accrued lease rentals relating to the original lease as a part of the lease payments for the modified lease.Tenants sometimes negotiate to terminate their lease prior to the end of the lease term. Such negotiations generally require payment of a termination fee that reimburses us for a portion of the remaining rent under the original lease term and the undepreciated lease inception costs such as commissions, tenant improvements, and lease incentives. Termination fee income, included in rental property revenue, is recognized on a straight-line basis from the date of the executed termination agreement through lease expiration when the amount of the fee is determinable and collectability of the fee is reasonably assured. This fee income is adjusted on a straight-line basis by any accrued straight-line rent receivable and any above- or below-market lease intangible assets or liabilities related to the lease projected at the date of tenant vacancy. Real Estate Carrying ValueThe carrying values of our real estate assets are subject to several processes that involve a significant use of judgments and estimates. Those processes primarily include (i) purchase price allocations for acquired assets, (ii) depreciation and 30Table of Contentsamortization, and (iii) impairment. The judgments and estimates used in each of these processes have a material impact on our financial condition, results of operations, and cash flows.Purchase Price Allocations for Acquired AssetsWe evaluate all real estate acquisitions to determine if the transactions qualify as an acquisition of assets or of a business, including cases in which we acquire a pool of properties of varying property types in different markets. For purposes of this review, we separate the assets acquired based on their unique and different risk characteristics, which may be by property type, geographic concentration, or other factors. If we determine that substantially all of the fair value is concentrated in a single identifiable asset or group of similar assets, generally 90% of total fair value of assets acquired, we account for the acquisition as an acquisition of assets. If we determine that there is no single asset or group of assets that make up substantially all of the fair value of gross assets acquired, we then evaluate whether the acquired set of assets includes an input and substantial process which create an output. If we determine that an input and a substantive process that significantly contribute to the ability to create output are present, we account for the acquisition as an acquisition of a business. We use considerable judgment in determining whether the acquisition of a pool of assets is an acquisition of assets or of a business. Because acquisition costs are expensed for an acquisition of a business and capitalized for an acquisition of assets, results of operations could be materially different based on our determinations.For acquisitions that are accounted for as an acquisition of an asset, we record the acquired tangible and intangible assets and assumed liabilities based on each asset and liability's relative fair value at the acquisition date to the total purchase price plus capitalized acquisition costs. For acquisitions that are accounted for as an acquisition of a business, we record the acquired tangible and intangible assets and assumed liabilities based on each asset and liability's fair value at the acquisition date to the total purchase price. Fair value is based on estimated cash flow projections that utilize available market information and discount and/or capitalization rates as appropriate. Estimates of future cash flows are based on a number of factors including historical operating results, known and anticipated trends, and market and economic conditions. The acquired assets and assumed liabilities for an acquired operating property generally include, but are not limited to: land, buildings, and identified tangible and intangible assets and liabilities associated with in-place leases, including tenant improvements, leasing costs, value of above-market and below-market leases, and value of acquired in-place leases. The fair value of the above-market or below-market component of an acquired lease is based upon the present value (calculated using a market discount rate) of the difference between the contractual rents to be paid pursuant to the lease over its remaining term andÂ managementâ€™s estimate of the rents that would be paid using fair market rental rates and rent escalations at the date of acquisition over the remaining term of the lease. An identifiable intangible asset or liability is recorded if there is an above-market or below-market lease at an acquired property. The amounts recorded for above-market leases are included in

other assets on the balance sheets, and the amounts for below-market leases are included in other liabilities on the balance sheets. These amounts are amortized on a straight-line basis as an adjustment to rental income over the remaining term of the applicable leases.The fair value of acquired in-place leases is derived based on our assessment of lost revenue and costs incurred for the period required to lease the â€œassumed vacantâ€ property to the occupancy level when purchased. This fair value is based on a variety of considerations including, but not necessarily limited to: (i)Â the value associated with avoiding the cost of originating the acquired in-place leases; (ii)Â the value associated with lost revenue related to tenant reimbursable operating costs estimated to be incurred during the assumed lease-up period; and (iii)Â the value associated with lost rental revenue from existing leases during the assumed lease-up period. Factors considered in performing these analyses include an estimate of the carrying costs during the expected lease-up periods, such as real estate taxes, insurance, and other operating expenses, current market conditions, and costs to execute similar leases, such as leasing commissions, legal, and other related expenses. The amounts recorded for in-place leases are included in intangible assets on the balance sheets. These amounts are amortized as an increase to depreciation and amortization expense over the remaining term of the applicable leases.Depreciation and AmortizationWe depreciate or amortize operating real estate assets over their estimated useful lives using the straight-line method of depreciation. We use judgment when estimating the useful life of real estate assets and when allocating certain indirect project costs to projects under development, which are amortized over the useful life of the property once it becomes operational. Historical data, comparable properties, and replacement costs are some of the factors considered in determining useful lives and cost allocations.ImpairmentWe review our real estate assets on an asset group basis for impairment. We identify an asset group based on the lowest level of identifiable cash flows and take into consideration such things as shared expenses and amenities. This review 31Table of Contentsincludes our operating properties, properties under development, and land holdings (including any capitalized predevelopment costs).The first step in this process is for us to determine whether an asset is considered to be held-for-investment or held-for-sale. In order to be considered a real estate asset held-for-sale, we must, among other things, have the authority to commit to a plan to sell the asset in its current condition, have commenced the plan to sell the asset, and have determined that it is probable that the asset will sell within one year. If we determine that an asset is held-for-sale, we record an impairment if the fair value less costs to sell is less than the carrying amount. All real estate assets not meeting the held-for-sale criteria are considered to be held-for-investment.In the impairment analysis for assets held-for-investment, we must determine whether there are indicators of impairment. For operating properties, these indicators could include a reduction in our estimated hold period, a significant decline in a propertyâ€™s leasing percentage, a current period operating loss or negative cash flows combined with a history of losses at the property, a significant decline in lease rates for that property or others in the propertyâ€™s market, a significant change in the market value of the property, or an adverse change in the financial condition of significant tenants. For land holdings, indicators could include an overall decline in the market value of land in the region, a decline in development activity for the intended use of the land, or other adverse economic and market conditions. For projects under development, indicators could include material budget overruns without a corresponding funding source, significant delays in construction, occupancy, or stabilization timing, regulatory changes or economic trends that have a significant impact on the market, or an adverse change in the financial condition of a significant future tenant.If we determine that an asset that is held-for-investment has indicators of impairment, we must determine whether the undiscounted cash flows associated with the asset exceed the carrying amount of the asset. If the undiscounted cash flows are less than the carrying amount of the asset, we reduce the carrying amount of the asset to fair value.In calculating the undiscounted net cash flows of an asset, we must estimate a number of inputs. We must estimate future rental rates, future capital expenditures, future operating expenses, and market capitalization rates for residual values, among other things. In addition, if there are alternative strategies for the future use of the asset, we assess the probability of each alternative strategy and perform a probability-weighted undiscounted cash flow analysis to assess the recoverability of the asset. We use considerable judgment in determining the alternative strategies and in assessing the probability of each strategy selected. In determining the fair value of an asset, we exercise judgment on a number of factors. We may determine fair value by using an undiscounted cash flow calculation or by utilizing comparable market information. We must determine an appropriate discount rate to apply to the cash flows in the undiscounted cash flow calculation. We use judgment in analyzing comparable market information because no two real estate assets are identical in location and price. The estimates and judgments used in the impairment process are highly subjective and susceptible to frequent change.In addition to our real estate assets, we review each of our investments in unconsolidated joint ventures for impairment. As part of this analysis, we first determine whether there are any indicators of impairment at any property held in a joint venture investment. If indicators of impairment are present for any of our investments in joint ventures, we calculate the fair value of the investment. If the fair value of the investment is less than the carrying value of the investment, we determine whether the impairment is temporary or other than temporary. If we assess the impairment to be temporary, we do not record an impairment charge. If we conclude that the impairment is other than temporary, we record an impairment charge. We use considerable judgment in the determination of whether there are indicators of impairment present and in the assumptions, estimations, and inputs used in calculating the fair value of the investment. Development Cost CapitalizationWe are involved in all stages of real estate ownership, including development and redevelopment. Prior to the point at which a project becomes probable of being developed (defined as more likely than not), we expense predevelopment costs. After we determine a project is probable, all subsequently-incurred predevelopment costs, as well as interest and real estate taxes on qualifying assets and certain internal personnel and associated costs directly related to the project under development or redevelopment, are capitalized in accordance with accounting rules. If we abandon development or redevelopment of a project that had earlier been deemed probable, we charge all previously capitalized costs to expense. If this occurs, our predevelopment expenses could rise significantly. The determination of whether a project is probable requires judgment. If we determine that a project is probable, interest, general and administrative, and other expenses could be materially different than if we determine the project is not probable.During the predevelopment period of a probable project and the period in which a project is under construction, we capitalize all direct and indirect costs associated with planning, developing, and constructing the project. Determination of 32Table of Contentswhat costs constitute direct and indirect project costs requires us, in some cases, to exercise judgment. If we determine certain costs to be direct or indirect project costs, amounts recorded in projects under development on the balance sheet and amounts recorded in general and administrative and other expenses on the statements of operations could be materially different than if we determine these costs are not directly or indirectly associated with the project.Once a certain project is constructed and ready for occupancy, carrying costs, such as real estate taxes, interest, internal personnel costs, and associated costs, are expensed as incurred. Determination of when construction of a project is held available for occupancy requires judgment. We consider projects and/or project phases to be held for occupancy at the earlier of the date on which the project or phase reaches economic occupancy of 90% or one year from cessation of major construction activity, which may occur prior to economic stabilization. Our judgment of the date the project is held for occupancy has a direct impact on our operating expenses and net income for the period.Results of Operations For The Year Ended DecemberÂ 31, 2024 General Net income available to common stockholders for the years ended December 31, 2024 and 2023 was $46.0 million and $83.0 million, respectively. The decrease in net income is primarily attributable to increased depreciation expense. We detail below material changes in the components of net income available to common stockholders for the year ended 2024 compared to 2023.See "Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations - Results of Operations" from our 2023 Annual Report on Form 10-K for a comparison of 2023 to 2022 financial results.Rental Property Revenues, Rental Property Operating Expenses, and Net Operating IncomeThe following results include the performance of our Same Property portfolio. Our Same Property portfolio includes office properties that were stabilized and owned by us for the entirety of each comparable reporting period presented. Same Property amounts for the 2024 versus 2023 comparison are from properties that were stabilized and owned as of January 1, 2023 through December 31, 2024.Management evaluates the performance of its property portfolio, in part, based on Net Operating Income ("NOI"). NOI represents rental property revenues, less termination fees, less rental property operating expenses. NOI is not a measure of cash flows or operating results as measured by GAAP, is not indicative of cash available to fund cash needs, and should not be considered an alternative to cash flows as a measure of liquidity. All companies may not calculate NOI in the same manner. We consider NOI to be an appropriate supplemental measure to net income as it helps both management and investors understand the core operations of our operating assets. NOI excludes corporate general and administrative expenses, interest expense, depreciation and amortization, impairments, gains/losses on sales of real estate, and other non-operating items. As a result, we use only those income and expense items that are incurred at the property level to evaluate a property's performance. Same Property NOI allows analysts, investors, and management to analyze continuing operations and evaluate the growth trend of our portfolio.The following table reconciles net income to consolidated NOI for each of periods presented ($ in thousands):Year Ended December 31,20242023Net Income$46,581Â $83,816Â Fee income(1,761) (1,373)Termination fee income(3,405)(7,343)Other income(7,224)(2,454)General and administrative expenses36,566Â 32,331Â Interest expense122,476Â 105,463Â Depreciation and amortization365,045Â 314,897Â Reimbursed expenses634Â 608Â Other expenses2,097Â 2,128Â Loss (income) from unconsolidated joint ventures2,796Â (2,299)Gain on investment property transactions(98)(504)Net Operating Income$563,707Â $525,270Â 33Table of ContentsConsolidated rental property revenues, rental property operating expenses, and NOI changed between the 2024 and 2023 periods as follows ($ in thousands): Year Ended December 31, 20242023$ Change% ChangeRental Property Revenues Same Property$802,470Â $766,978Â $35,492Â 4.6Â %Non-Same Property41,898Â 24,726Â 17,172Â 69.4Â %Termination Fee Income3,405Â 7,343Â (3,938)(53.6)%Total Rental Property Revenues$847,773Â $799,047Â $48,726Â 6.1Â %Rental Property Operating ExpensesSame Property$267,051Â $257,873Â $9,178Â 3.6Â %Non-Same Property13,610Â 8,561Â 5,049Â 59.0Â %Total Rental Property Operating Expenses$280,661Â $266,434Â $14,227Â 5.3Â %Net Operating IncomeÂ Â Â Â Â Same Property NOI$535,419Â $509,105Â $26,314Â 5.2Â %Â Â Â Â Â Non-Same Property NOI28,288Â 16,165Â 12,123Â 75.0Â %Total NOI$563,707Â $525,270Â $38,437Â 7.3Â %Same Property NOI represents Net Operating Income for those office properties that were stabilized and owned by us for the entirety of the 2023 and 2024 reporting periods presented. Same Property NOI allows analysts, investors, and management to analyze continuing operations and evaluate the growth trend of the Company's portfolio.Same Property Rental Property Revenues and NOI increased between 2024 and 2023 primarily due to an increase in economic occupancy at our BriarLake Plaza, San Jacinto Center, and Promenade Tower office properties and increases in revenues recognized from tenant funded improvements owned by us. In addition, parking revenue from our Same Property portfolio increased between 2024 and 2023.Non-Same Property Rental Property Revenues, Rental Property Operating Expenses, and NOI increased between 2024 and 2023 primarily due to the commencement of operations at our Domain 9 building in the first quarter of 2024, increased economic occupancy at our recently redeveloped Promenade Central operating property, and the acquisitions of Vantage South End and Sail Tower in December 2024. This increase is partially offset by a full building redevelopment at our Hayden Ferry 1 building, which began in the fourth quarter of 2023.The following table details NOI from properties aggregated by market:Year Ended December 31,Market20242023$ Change% ChangeAtlanta$194,837Â $188,451Â $6,386Â 3.4Â %Austin191,758Â 170,103Â 21,655Â 12.7Â %Tampa49,383Â 46,933Â 2,450Â 5.2Â %Phoenix44,597Â 44,177Â 420Â 1.0Â %Charlotte42,164Â 4 (2.2)%Dallas13,937Â 13,074Â 863Â 6.6Â %Other (1)22,363Â 14,666Â 7,697Â 52.5Â %Office NOI559,039Â 520,528Â 38,511Â 7.4Â %Other Non-Office (2)4,668Â 4,742Â (74)Total NOI$563,707Â $525,270Â $38,437Â (1) Represents a non-core office property in Houston.(2) Includes operations at land sites held for future development as well as a parking garage in Charlotte.34Table of ContentsNOI for the Austin market increased $21.7 million, or 12.7%, between 2024 and 2023 primarily due to the commencement of operations at our Domain 9 building in the first quarter of 2024 as well as an increase in revenues recognized from tenant funded improvements owned by us. NOI from Other markets increased $7.7 million, or 52.5%, between 2024 and 2023 primarily due to the an increase in economic occupancy at our BriarLake Plaza office property in Houston.Other IncomeOther income increased $4.8 million, or 194.4%, between 2024 and 2023 primarily due to the interest income from the two mezzanine loans and the Saint Ann Court mortgage loan acquired in 2024. These transactions are described in further detail in note 5 to the consolidated financial statements in this Form 10-K.General and Administrative ExpensesGeneral and administrative expenses increased $4.2 million, or 13.1%,Â between 2024 and 2023 primarily due to increases in stock compensation expense and an increase in expenses related to annual performance-based compensation paid in cash.Interest Expense Interest expense, net of amounts capitalized, increased $17.0 million, or 16.1%,Â between 2024 and 2023. This increase is primarily due to the issuances of the $500 million and $400 million public unsecured senior notes in August and December of 2024, respectively, and decreases in capitalized interest as we finished construction on the core building and began operations at our Domain 9 building in the first quarter of 2024.Depreciation and AmortizationDepreciation and amortization changed between the 2024 and 2023 periods as follows ($ in thousands):Year Ended December 31, 20242023$ Change% ChangeDepreciation and AmortizationSame Property$325,254Â $300,349Â $24,905Â 8.3Â %Non-Same Property39,330Â 14,100Â 25,230Â 178.9Â %Non-Real Estate Assets461Â 448Â 13Â 2.9Â %Total Depreciation and Amortization$365,045Â $314,897Â $50,148Â 15.9Â %Same Property depreciation and amortization increased between 2024 and 2023 primarily due to an increase of assets in service during the current period, primarily from tenant improvements.Non-Same Property depreciation and amortization increased between 2024 and 2023 primarily due to completion of development at Domain 9 and a full building redevelopment at Promenade Central, the Sail Tower Acquisition and the Vantage Acquisition in December 2024, as well as changes in the estimated useful lives of buildings and improvements at some of our operating properties. These increases were partially offset by our suspension of depreciation related to our full building redevelopment at our Hayden Ferry 1 building, which began in the fourth quarter of 2023.35Table of ContentsIncome and Net Operating Income from Unconsolidated Joint Ventures Income (loss) from unconsolidated joint ventures consisted of the following in 2024 and 2023 ($ in thousands): Year Ended December 31, 20242023$ Change% ChangeIncome (loss) from unconsolidated joint ventures$(2,796)$2,299Â $(5,095)(221.6)%Depreciation and amortization4,745Â 1,931Â 2,814Â 145.7Â %Interest expense4,484Â 1,676Â 2,808Â 167.5Â %Other expense316Â 58Â 258Â 444.8Â %Other income(132)(140)8Â 5.7Â %Net operating income from unconsolidated joint ventures$6,617Â $5,824Â $793Â 13.6Â %Net operating income:Same Property$4,693Â $4,853Â $(160)(3.3)%Non-Same Property1,924Â 971Â 953Â 98.1Â %Net operating income from unconsolidated joint ventures$6,617Â $5,824Â $793Â 13.6Â %The change in income (loss) from unconsolidated joint ventures was driven by increases in unconsolidated depreciation and amortization as well as unconsolidated interest expense. Unconsolidated depreciation and amortization expense increased between 2024 and 2023 primarily due to development activities winding down and initial operations beginning at our joint venture's Neuhoff property in the fourth quarter of 2023 and the acquisition of Proscenium in August 2024. Unconsolidated interest expense increased between 2024 and 2023 primarily due to a reduction in capitalized interest at our Neuhoff joint venture as portions of its development project were completed in 2024 as well as the June 2023 refinance of the mortgage on the property in our Crawford Long joint venture.Non-Same Property NOI from unconsolidated joint ventures increased between 2024 and 2023 primarily due to the acquisition of Proscenium in August 2024.Funds from OperationsThe table below shows Funds from Operations Available to Common Stockholders (â€œFFOâ€), a non-GAAP financial measure, and the related reconciliation from net income available to common stockholders. We calculate FFO as defined by the National Association of Real Estate Investment Trusts ("Nareit"), which is net income (loss) available to common stockholders (computed in accordance with GAAP), excluding depreciation and amortization related to real estate, gains and losses from sales of depreciable property, gains and losses from changes in control and impairment of depreciable real estate, plus depreciation and amortization of real estate assets, impairment on depreciable investment property, and after adjustments for unconsolidated partnerships and joint ventures to reflect FFO on the same basis.FFO is used by industry analysts and investors as a supplemental measure of an equity REITâ€™s operating performance. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, many industry investors and analysts have considered presentation of operating results for real estate companies that use historical cost accounting to be insufficient by themselves. Thus, Nareit created FFO as a supplemental measure of REIT operating performance that excludes historical cost depreciation, among other items, from GAAP net income. Our management believes that the use of FFO, combined with the required primary GAAP presentations, has been fundamentally beneficial, improving the understanding of operating results of REITs among the investing public and making comparisons of REIT operating results more meaningful. Our management evaluates operating performance in part based on FFO. Additionally, our management uses FFO and FFO per share, along with other measures, as a performance measure for incentive compensation to our officers and other key employees.36Table of ContentsThe reconciliations of net income available to common stockholders to FFO and earnings per share to FFO per share are as follows for the years ended DecemberÂ 31, 2024 and 2023 ($ in thousands, except per share information):Year Ended December 31,20242023DollarsWeighted Average Common SharesPer Share AmountDollarsWeighted Average Common SharesPer Share AmountNet Income Available to Common Stockholders$45,962Â 153,413Â $0.30Â $82,963Â 151,714Â $0.55Â Noncontrolling interest related to unitholders8Â 25Â â€”Â 14Â 25Â â€”Â Potentially dilutive common

sharesâ€”Â 2Â â€”Â â€”Â â€”Â Conversion of unvested restricted stock unitsâ€”Â 575Â â€”Â â€”Â 301Â â€”Â Net Income â€” Diluted45,970Â 154,015Â 0.30Â 82,977Â 152,040Â 0.55Â Depreciation and amortization of real estate assets:Consolidated properties364,584Â â€”Â 2.37Â 314,449Â â€”Â 2.07Â Share of unconsolidated joint ventures4,745Â â€”Â 0.03Â 1,931Â â€”Â 0.01Â Partners' share of real estate depreciation(1,106)â€”Â (0.01)(1,070)â€”Â (0.01)Loss (gain) on sale of depreciated properties:Consolidated properties(101)â€”Â â€”Â 2Â â€”Â â€”Â Funds From Operations$414,092Â 154,015Â $2.69Â $398,289Â 152,040Â $2.62Â Liquidity and Capital ResourcesOur primary short-term and long-term liquidity needs include the following:â€¢property operating expenses;â€¢property and land acquisitions;â€¢expenditures on development and redevelopment projects;â€¢building improvements, tenant improvements, and leasing costs;â€¢principal and interest payments on indebtedness;â€¢general and administrative costs; andâ€¢common stock dividends and distributions to outside unitholders of CPLP.We may satisfy these needs with one or more of the following: â€¢cash and cash equivalents on hand;â€¢net cash from operations; â€¢proceeds from the sale of assets;â€¢borrowings under our Credit Facility;â€¢proceeds from mortgage notes payable;â€¢proceeds from construction loans;â€¢proceeds from unsecured loans;â€¢proceeds from offerings of equity securities; andâ€¢joint venture formations.Our material capital expenditure commitments for 2025 include $95.8 million of unfunded tenant improvements and development costs. As of DecemberÂ 31, 2024, we had $112.3 million drawn under our Credit Facility with the ability to borrow the remaining $887.7 million, as well as $7.3Â million of cash and cash equivalents. We expect to have sufficient liquidity to meet our obligations for the foreseeable future.37Table of ContentsFinancial ConditionA key component of our strategy is to maintain a conservative balance sheet with leverage and liquidity that enables us to be positioned for future growth. In recent quarters, our leverage metrics which include net debt to EBITDAre (net income available to common stockholders plus interest expense, income tax expense, depreciation and amortization, losses (gains) on the disposition of depreciated property, and impairment), net debt to undepreciated assets, and net debt to total market capitalization, have consistently been among the strongest within our sector of public office REITs. The following table sets forth information as of DecemberÂ 31, 2024 with respect to our outstanding contractual obligations and commitments ($ in thousands):TotalLess than 1 Year1-3 Years3-5 YearsMore than 5 YearsContractual Obligations:Company debt: (1)Unsecured credit facility $112,332Â $â€”Â $112,332Â $â€”Â $â€”Â Public senior unsecured notes900,000Â â€”Â â€”Â â€”Â 900,000Â Privately placed senior unsecured notes1,000,000Â 250,000Â 225,000Â 525,000Â â€”Â Term loans650,000Â â€”Â 650,000Â â€”Â â€”Â Mortgage notes payable447,882Â 6,755Â 220,127Â â€”Â 221,000Â Interest commitments (2)701,135Â 122,028Â 202,155Â 161,148Â 215,804Â Ground leases179,286Â 1,958Â 4,016Â 4,044Â 169,268Â Total contractual obligations$3,990,635Â $380,741Â $1,413,630Â $690,192Â $1,506,072Â Commitments:Unfunded tenant improvements and development obligations$111,764Â $95,771Â $15,993Â $â€”Â $â€”Â Unfunded commitments on investments in real estate debt7,781Â 7,781Â â€”Â â€”Â â€”Â Total commitments$119,545Â $103,552Â $15,993Â $â€”Â $â€”Â (1)Amounts presented assume we exercise all available extension options.(2)Interest on variable rate obligations is based on balances and effective rates as of DecemberÂ 31, 2024.Credit FacilityOn MayÂ 2, 2022, we entered into a Fifth Amended and Restated Credit Agreement (the "Credit Facility") under which we may borrow up to $1Â billion if certain conditions are satisfied. The Credit Facility contains financial covenants that require, among other things, the maintenance of unencumbered interest coverage ratio of at least 1.75x; a fixed charge coverage ratio of at least 1.50x; a secured leverage ratio of no more than 50%; and an overall leverage ratio of no more than 60%. The Credit Facility matures on April 30, 2027.The interest rate applicable to the Credit Facility varies according to our leverage ratio and may, at our election, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.725% and 1.40%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, or (iv) 1.00%, plus a spread of between 0.00% and 0.40%, based on leverage. In addition to the interest rate, the Credit Facility is also subject to an annual facility fee of 0.125% to 0.30%, depending on our credit rating and leverage ratio, on the entire $1Â billion capacity. There can be no assurance that we will maintain any particular rating in the future and if our credit ratings decrease, then we may be subject to higher applicable spreads.In April 2024, we notified the administrative agent of the Credit Facility of our receipt of corporate investment grade ratings. These ratings reduced the Credit Facility's Adjusted SOFR spread and facility fee range effective AprilÂ 17, 2024. Changes in our investment grade ratings may result in additional adjustments to the applicable spread and facility fee. Prior to AprilÂ 17, 2024, the applicable spread was between 0.90% and 1.40% and the facility fee range was 0.15% to 0.30%, depending on leverage.38Table of ContentsAt DecemberÂ 31, 2024, the Credit Facility's interest rate spread over Adjusted SOFR was 0.775%, and the facility fee spread was 0.15%. The amount that we may draw under the Credit Facility is a defined calculation based on our unencumbered assets and other factors. The total available borrowing capacity under the Credit Facility was $887.7 million at DecemberÂ 31, 2024. Any amounts outstanding under the Credit Facility may be accelerated upon the occurrence of any events of default.Term LoansOn OctoberÂ 3, 2022, we entered into a Delayed Draw Term Loan Agreement (the "2022 Term Loan") and borrowed the full $400Â million available under the loan. The loan had an initial maturity of MarchÂ 3, 2025 with four consecutive options to extend the maturity date for an additional six months each. In December 2024, we exercised the first of the four six month extension options, extending the maturity date to SeptemberÂ 3, 2025. Under the 2022 Term Loan the interest rate applicable varies according to our credit rating and leverage ratio and may, at our election, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.80% and 1.60%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of between 0.00% and 0.65%, based on leverage. There can be no assurance that we will maintain any particular rating in the future and if our credit ratings decrease, then we may be subject to higher applicable spreads. The covenants under the 2022 Term Loan are the same as the Credit Facility. At DecemberÂ 31, 2024, the spread over the underlying SOFR rates was 0.85% for the 2022 Term Loan.On AprilÂ 19, 2023, we entered into a floating-to-fixed rate swap with respect to $200Â million of the $400Â million 2022 Term Loan through the initial maturity date of MarchÂ 3, 2025. This swap fixed the underlying SOFR rate at 4.298%. On JanuaryÂ 26, 2024, we entered into a floating-to-fixed rate swap with respect to the remaining $200Â million of the $400Â million 2022 Term Loan through the initial maturity date of MarchÂ 3, 2025. This swap fixed the underlying SOFR rate at 4.6675% (see note 10 to the consolidated financial statements). These two swaps fix the underlying SOFR rate for the full $400Â million at a weighted average of 4.483%.On JuneÂ 28, 2021, we entered into an Amended and Restated Term Loan Agreement (the "2021 Term Loan") that amended the former term loan agreement. Under the 2021 Term Loan, we have borrowed $350Â million with an initial maturity of AugustÂ 30, 2024 with four consecutive options to extend the maturity date for an additional 180 days each. In August 2024, we paid down $100Â million of the $350Â million outstanding and exercised the first of our four 180 day extension options, extending the maturity date on the remaining $250Â million to FebruaryÂ 26, 2025. In December 2024, we exercised the second of our four 180 day extension options, extending the maturity date on the remaining $250Â million to August 25, 2025. On SeptemberÂ 19, 2022, we entered into the First Amendment to the 2021 Term Loan. This amendment aligns covenants and available interest rates, including the addition of SOFR, to that of the Credit Facility. Under the terms of this First Amendment the interest rate applicable to the 2021 Term Loan varies according to our credit rating and leverage ratio and may, at our election, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.85% and 1.65%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of between 0.00% and 0.65%, based on leverage. At DecemberÂ 31, 2024, the spread over the underlying SOFR rates was 1.00% for the 2021 Term Loan.On SeptemberÂ 27, 2022, we entered into a floating-to-fixed interest rate swap with respect to the $350Â million 2021 Term Loan through the initial maturity date of AugustÂ 30, 2024. This swap effectively fixed the underlying SOFR rate at 4.234% (see note 10 to the consolidated financial statements). This swap has expired, and the loan has reverted to the underlying variable SOFR rate. In April 2024, we notified the administrative agent of the 2022 Term Loan and 2021 Term Loan of our receipt of corporate investment grade ratings received. These ratings reduced the Adjusted SOFR spread range, effective AprilÂ 17, 2024. Changes in our investment grade ratings may result in additional adjustments to the applicable spread in the future. Prior to AprilÂ 17, 2024, the applicable spread was between 1.05% and 1.65% for both the 2022 Term Loan and 2021 Term Loan, depending on leverage.39Table of ContentsUnsecured Senior NotesIn December 2024, CPLP issued $400Â million in aggregate principal amount of 5.375% senior unsecured notes. Upon issuance of the 2032 Notes, CPLP received net proceeds of $397.9Â million dollars after an original issue discount of $2.1Â million resulting in an effective interest rate is 5.464%. The 2032 Notes are fully and unconditionally guaranteed by us. The proceeds were used to fund part of the purchase prices for the Sail Tower Acquisition and the Vantage Acquisition in December 2024. The 2032 Notes had issuance costs of $3.6 million and mature on FebruaryÂ 15, 2032.In August 2024, CPLP issued $500Â million in aggregate principal amount of 5.875% senior unsecured notes. Upon issuance of the 2034 Notes, CPLP received net proceeds of $498.5Â million dollars after an original issue discount of $1.5Â million resulting in an effective interest rate is 5.912%. The 2034 Notes are fully and unconditionally guaranteed by us. The proceeds were used primarily to repay $373.8Â million outstanding on the Credit Facility and repay $100Â million of the $350Â million outstanding on the 2021 Term Loan. The 2034 Notes had issuance costs of $5.3 million and mature on October 1, 2034. The 2032 Notes and the 2034 Notes are sometimes referred to herein as the "public senior unsecured notes." The public senior unsecured notes are subject to certain typical covenants that, subject to certain exceptions, include (a) a limitation on the ability of the Company and CPLP to, among other things, incur additional secured and unsecured indebtedness; (b) a limitation on the ability of the Company and CPLP to merge, consolidate, sell, lease or otherwise dispose of their properties and assets substantially as an entirety; and (c) a requirement that the Company maintain a pool of unencumbered assets. To avoid any such limitations, these covenants require, among other things, maintaining the following financial metrics as defined in the agreement: unencumbered debt ratio of at least 150%; an EBITDA to debt service ratio of at least 1.50x; a secured leverage ratio of no more than 40%; and an overall leverage ratio of no more than 60%.At DecemberÂ 31, 2024, we had $1.9 billion aggregate principal amount of unsecured senior notes outstanding, including $1 billion outstanding principal amount of senior unsecured notes issued in a private placement of five tranches. These unsecured senior notes have maturity dates that range from 2025 to 2034 and the weighted average fixed interest rates on these notes is 4.74%. The senior unsecured notes issued in the private placement are sometimes referred to herein as the privately placed senior unsecured notes.The unsecured senior notes contain financial covenants that are consistent with those of our Credit Facility, with the exception of a secured leverage ratio of no more than 40%. The senior notes also contain customary representations and warranties, both affirmative and negative covenants, and customary events of default. Secured Mortgage NotesIn November 2024, we repaid, in full, our Domain 10 mortgage with a remaining principal balance of $70.9 million. This mortgage had an interest rate of 3.75%.As of DecemberÂ 31, 2024, we had $447.9 million outstanding on four non-recourse mortgage notes with a weighted average interest rate of 4.85%. All interest rates on the secured mortgage notes are fixed. Assets with depreciated carrying values of $702.7 million were pledged as security on these mortgage notes payable.Joint Venture Commitments and DebtWe have a number of off balance sheet joint ventures with varying structures, as described in note 6 to our consolidated financial statements. The joint ventures in which we have an interest are involved in the ownership and/or development of real estate. A venture will fund capital requirements or operational needs with cash from operations or financing proceeds. If additional capital is deemed necessary, a venture may request a contribution from the partners, and we will evaluate such request. Except as previously discussed, based on the nature of the activities conducted in these ventures, management cannot estimate with any degree of accuracy amounts that we may be required to fund in the short- or long-term. However, management does not believe that additional funding of these ventures will have a material adverse effect on our financial condition or results of operations.At DecemberÂ 31, 2024, our unconsolidated joint ventures had aggregate outstanding indebtedness to third parties of $357.0 million. This debt represents mortgage or construction loans, all of which are non-recourse to us. In addition, in certain instances, we provide â€œnon-recourse carve-out guaranteesâ€ on these non-recourse loans.Other Debt InformationOur existing mortgage debt is solely non-recourse, fixed-rate mortgage notes secured by various real estate assets. We expect to either refinance our non-recourse mortgage loans at maturity or repay the mortgage loans with other capital sources, including our credit facility, public and private unsecured debt, non-recourse mortgages, construction loans, the sale of assets, 40Table of Contentsjoint venture equity, the issuance of common stock, the issuance of preferred stock, or the issuance of units of CPLP. Many of our non-recourse mortgages contain covenants which, if not satisfied, could result in acceleration of the maturity of the debt. We are in compliance with all covenants of our existing unsecured debt and non-recourse mortgages.Future Capital RequirementsTo meet capital requirements for future investment activities, we intend to actively manage our portfolio of properties and strategically sell assets to exit our non-core holdings and reposition our portfolio of income-producing assets. We also expect to continue to utilize cash retained from operations, as well as third-party sources of capital such as indebtedness, to fund future commitments and to utilize construction financing facilities for some development assets, if available and under appropriate terms. We may also generate capital through the issuance of securities that include common or preferred stock, warrants, debt securities, or the issuance of CPLP limited partnership units.Our business model also includes raising or recycling capital which can assist in meeting obligations and funding development and acquisition activity. If one or more sources of capital are not available when required, we may be forced to reduce the number of projects we acquire or develop and/or raise capital on potentially unfavorable terms, or we may be unable to raise capital, which could have an adverse effect on our financial position or results of operations.Cash FlowsWe report and analyze our cash flows based on operating activities, investing activities, and financing activities. Cash and cash equivalents totaled $7.3 million and $6.0 million at DecemberÂ 31, 2024 and 2023, respectively. See "Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations - Cash Flows" from our 2023 Annual Report on Form 10-K for a discussion of the changes in cash flows between 2023 and 2022.The following table sets forth the changes in cash flows ($ in thousands):Year Ended December 31, $ Change20242023Net cash provided by operating activities$400,233Â $368,362Â $31,871Â Net cash used in investing activities(1,305,402)(295,735)(1,009,667)Net cash provided by (used in) financing activities906,471Â (71,725)978,196Â The reasons for significant increases and decreases in cash flows between the periods are as follows:Cash Flows from Operating Activities. Cash provided by operating activities increased $31.9 million between 2024 and 2023 primarily due to increased economic occupancy and the end of rent abatement periods at our 100 Mill, San Jacinto Center, and Tempe Gateway office properties; the commencement of operations at our Domain 9 office property in 2024; the timing and amount of interest payments; and the timing of property tax payments and the timing of receipt of rent payments from tenants; all partially offset by the suspension of operations related to our full building redevelopment of Hayden Ferry 1 that began in the fourth quarter of 2023. Cash Flows from Investing Activities. Cash used in investing activities increased $1.0 billion between 2024 and 2023. Cash used in investing activities was higher in 2024 primarily due to the Sail Tower Acquisition and the Vantage Acquisition for an aggregate price of $838.0 million in December 2024 and the acquisitions of investments in real estate debt for $167.2 million during 2024. Cash Flows from Financing Activities. Cash flows provided by financing activities increased $978.2 million between 2024 and 2023. The increase in cash provided by financing activities is primarily driven by the proceeds from the 2024 issuances of common stock and public unsecured senior notes. This increase is partially offset by cash used in repayments of the Domain 10 mortgage note, $100 million of the $350 million 2021 Term Loan, and an increase in net repayments on our Credit Facility in 2024.41Table of ContentsCapital Expenditures. We incur capital expenditures for the development of new properties, the redevelopment of existing or newly purchased properties, building improvements, direct leasing costs for new or replacement tenants, and capitalized interest and salaries. Components of expenditures included in this line item for the years ended DecemberÂ 31, 2024 and 2023 are as follows ($ in thousands):20242023Projects under development (1)$24,105Â $53,670Â Operating propertiesâ€”redevelopment46,479Â 41,066Â Operating propertiesâ€”building improvements31,760Â 26,878Â Operating propertiesâ€”leasing costs135,506Â 137,017Â Capitalized interest and salaries14,881Â 20,888Â Total capital expenditures$252,731Â $279,519Â (1) Includes initial leasing costs.Capital expenditures decreased $26.8 million between 2024 and 2023 primarily due to decreases in projects under development activities and related capitalized interest and salaries due to the Domain 9 development commencing initial operations in the first quarter of 2024. These decreases are partially offset by the following: (i) increased spending on operating property redevelopments compared to 2023 with the commencement of a full building redevelopment of Hayden Ferry 1 in the fourth quarter of 2023, partially offset by the renovations at 3350 Peachtree and Promenade Central which were substantially completed in 2023, and (ii) an increased spending on building improvements.The weighted average leasing costs on a per square foot basis for leases signed during 2024 and 2023 were as follows: 20242023New leases$12.30$13.41Renewal leases$9.70$9.36Expansion leases$13.16$6.12All signed leases$11.60$10.59The amounts of leasing costs on a per square foot basis vary by lease and by market. Dividends. We paid common dividends of $195.4 million and $194.3 million in 2024 and 2023, respectively. We funded these dividends with cash provided by operating activities. We also expect to fund our future quarterly common dividends with cash provided by operating activities. Proceeds from investment property sales, distributions from unconsolidated joint ventures, and indebtedness will be used, if necessary.On a quarterly basis, we review the amount of our common dividend in light of current and projected future cash provided by operating activities and also consider the requirements needed to maintain our REIT status. In addition, we have certain covenants under our

Credit Facility which could limit the amount of common dividends paid. In general, common dividends of any amount can be paid as long as leverage, as defined in our credit agreements, is less than 60% and we are not in default under our facility. Certain conditions also apply in which we can still pay common dividends if leverage is above that amount. We routinely monitor the status of our common dividend payments in light of the covenants of our credit agreements.Item 7A.Quantitative and Qualitative Disclosure about Market RiskOur primary exposure to market risk results from our debt, which bears interest at both fixed and variable rates. We attempt to mitigate this risk primarily by limiting our debt exposure in total and our maturities in any one year and weighting more towards fixed-rate debt in our portfolio. We also use derivative financial instruments to effectively convert some of our variable rate debt to fixed rate debt. These fixed rate debt obligations limit the risk of fluctuating interest rates. As of December 31, 2024, we had two existing floating-to-fixed interest rate swaps, each for $200 million of the $400 million 2022 Term Loan. These swaps fix the underlying SOFR rate at a weighted average 4.483% and expire on the 2022 Term Loan's initial maturity date of March 3, 2025. As of DecemberÂ 31, 2024 and 2023, we had $2.7 billion and $2.1Â billion, respectively, of fixed rate debt, including the 2022 Term Loan, outstanding at a weighted average interest rate of 4.85% and 4.50%, respectively.42Table of ContentsAt DecemberÂ 31, 2024, we had $362.3 million of variable rate debt outstanding, which consisted of the Credit Facility with $112.3 million outstanding at an interest rate of 5.185% and $250 million outstanding on the 2021 Term Loan with an interest rate of 5.41%. At DecemberÂ 31, 2023, we had $385.1Â million of variable rate debt outstanding, which consisted of the Credit Facility with $185.1Â million outstanding at an interest rate of 6.31% and $200 million of the $400Â million 2022 Term Loan with an interest rate of 6.46%. Based on our average variable rate debt balances in 2024, interest incurred would have increased by $3.3Â million in 2024 if interest rates had been 1% higher.The information presented above should be read in conjunction with note 9 and note 10 of notes to consolidated financial statements included in this Annual Report on Form 10-K. Item 8.Financial Statements and Supplementary DataThe financial statements and financial statement schedules required under Regulation S-X are filed pursuant to ItemÂ 15 of Part IV of this report.Item 9.Changes in and Disagreements with Accountants on Accounting and Financial DisclosureNot applicable.Item 9A.Controls and ProceduresWe maintain disclosure controls and procedures that are designed to ensure that information required to be disclosed in our Exchange Act reports is recorded, processed, summarized, and reported within the time periods specified in the SECâ€™s rules and forms, and that such information is accumulated and communicated to management, including the Chief Executive Officer and Chief Financial Officer, as appropriate, to allow timely decisions regarding required disclosure. Management necessarily applied judgment in assessing the costs and benefits of such controls and procedures, which, by their nature, can provide only reasonable assurance regarding our control objectives. As of the end of the period covered by this annual report, we carried out an evaluation, under the supervision and with the participation of management, including the Chief Executive Officer along with the Chief Financial Officer, of the effectiveness, design, and operation of our disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)). Based upon the foregoing, the Chief Executive Officer along with the Chief Financial Officer concluded that our disclosure controls and procedures were effective. In addition, based on such evaluation we have identified no changes in our internal control over financial reporting that occurred during the most recent fiscal quarter that have materially affected, or are reasonably likely to materially affect, our internal control over financial reporting.Report of Management on Internal Control over Financial ReportingManagement of the Company is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f). Internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external reporting purposes in accordance with GAAP. Internal control over financial reporting includes those policies and procedures that (1)Â pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of our assets; (2)Â provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with GAAP and that our receipts and expenditures are being made only in accordance with authorizations of our management and directors; and (3)Â provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of our assets that could have a material effect on the financial statements.Management, under the supervision of and with the participation of the Chief Executive Officer and the Chief Financial Officer, assessed the effectiveness of our internal control over financial reporting as of DecemberÂ 31, 2024. The framework on which the assessment was based is described in â€œInternal Control â€“ Integrated Frameworkâ€ (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission. Based on this assessment, we concluded that we maintained effective internal control over financial reporting as of DecemberÂ 31, 2024. DeloitteÂ & Touche LLP, our independent registered public accounting firm, issued an opinion on the effectiveness of our internal control over financial reporting as of DecemberÂ 31, 2024, which follows this report of management.43Table of ContentsREPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRMTo the Stockholders and Board of Directors of Cousins Properties IncorporatedOpinion on Internal Control over Financial ReportingWe have audited the internal control over financial reporting of Cousins Properties Incorporated and subsidiaries (the â€œCompanyâ€) as of December 31, 2024, based on criteria established in Internal Control â€“ Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). In our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2024, based on criteria established in Internal Control â€“ Integrated Framework (2013) issued by COSO.We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the consolidated financial statements as of and for the year ended December 31, 2024, of the Company and our report dated February 6, 2025, expressed an unqualified opinion on those consolidated financial statements.Basis for Opinion The Companyâ€™s management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Report of Management on Internal Control over Financial Reporting. Our responsibility is to express an opinion on the Companyâ€™s internal control over financial reporting based on our audit. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, testing and evaluating the design and operating effectiveness of internal control based on the assessed risk, and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.Definition and Limitations of Internal Control over Financial ReportingA companyâ€™s internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A companyâ€™s internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the companyâ€™s assets that could have a material effect on the financial statements.Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate./s/ Deloitte & Touche LLPAtlanta, GeorgiaFebruaryÂ 6, 202544Table of ContentsPART IIIItem 10. Directors, Executive Officers and Corporate GovernanceThe information required by Items 401, 405, 406, and 407 of Regulation S-K is presented in Item X in Part I of this report and is included under the captions â€œProposal 1 - Election of Directorsâ€ and â€œDelinquent Section 16(a) Reportsâ€ in the Proxy Statement relating to the 2025 Annual Meeting of the Registrantâ€™s Stockholders and is incorporated herein by reference. The Company has the Code of Business Conduct and Ethics, which is applicable to its Board of Directors and all of its employees. The Code of Business Conduct and Ethics is publicly available on the â€œInvestor Relationsâ€ page of its website site at www.cousins.com. SectionÂ 1 of the Code of Business Conduct and Ethics applies to the Companyâ€™s senior executive and financial officers and is a â€œcode of ethicsâ€ as defined by applicable SEC rules and regulations. If the Company makes any amendments to the Code of Business Conduct and Ethics other than technical, administrative, or other non-substantive amendments or grants any waivers, including implicit waivers, from a provision of the Code of Business Conduct and Ethics to the Companyâ€™s senior executive or financial officers, the Company will disclose on its website the nature of the amendment or waiver, its effective date, and to whom it applies.Item 11. Executive CompensationThe information required by Items 402 and 407 of Regulation S-K is included under the captions â€œExecutive Compensation,â€ â€œDirector Compensation,â€ and "Compensation Committee Interlocks and Insider Participation" in the Proxy Statement relating to the 2025 Annual Meeting of the Registrantâ€™s Stockholders and is incorporated herein by reference.Item 12.Security Ownership of Certain Beneficial Owners and Management and Related Stockholder MattersThe information under the captions â€œBeneficial Ownership of Common Stockâ€ and "Equity Compensation Plan Information" in the Proxy Statement relating to the 2025 Annual Meeting of the Registrantâ€™s Stockholders is incorporated herein by reference.Item 13.Certain Relationships and Related Transactions, and Director IndependenceThe information under the caption â€œCertain Transactionsâ€ and â€œDirector Independenceâ€ in the Proxy Statement relating to the 2025 Annual Meeting of the Registrantâ€™s Stockholders is incorporated herein by reference.Item 14.Principal Accountant Fees and ServicesThe information under the caption â€œSummary of Fees to Independent Registered Public Accounting Firmâ€ in the Proxy Statement relating to the 2025 Annual Meeting of the Registrantâ€™s Stockholders has fee information for fiscal years 2024 and 2023 and is incorporated herein by reference.45Table of ContentsPART IVItemÂ 15. Exhibits and Financial Statement Schedules(a)1.Â Â Â Â Financial StatementsA.The following consolidated financial statements of the Registrant, together with the applicable report of independent registered public accounting firm, are filed as a part of this report:PageÂ NumberReport of Independent Registered Public Accounting Firm (PCAOB ID No. 34)F-2Consolidated Balance Sheetsâ€”DecemberÂ 31, 2024 and 2023F-4Consolidated Statements of Operations for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-5Consolidated Statements of Comprehensive Income for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-6Consolidated Statements of Equity for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-7Consolidated Statements of Cash Flows for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-8Notes to Consolidated Financial StatementsF-92.Financial Statement ScheduleThe following financial statement schedule for the Registrant is filed as a part of this report:PageÂ NumberA.Â Â Â Â Â Schedule IIIâ€”Real Estate and Accumulated Depreciationâ€”DecemberÂ 31, 2024S-1Â throughÂ S-4NOTE: Other schedules are omitted because of the absence of conditions under which they are required or because the required information is given in the financial statements or notes thereto.(b)Exhibits3.1Restated and Amended Articles of Incorporation of the Registrant, as amended AugustÂ 9, 1999, filed as Exhibit 3.1 to the Registrantâ€™s Form 10-Q for the quarter ended JuneÂ 30, 2002, and incorporated herein by reference.3.1.1Articles of Amendment to Restated and Amended Articles of Incorporation of the Registrant, as amended July 22, 2003, filed as Exhibit 4.1 to the Registrantâ€™s Current Report on Form 8-K filed on July 23, 2003, and incorporated herein by reference.3.1.2Articles of Amendment to Restated and Amended Articles of Incorporation of the Registrant, as amended December 15, 2004, filed as Exhibit 3(a)(i) to the Registrantâ€™s Form 10-K for the year ended December 31, 2004, and incorporated herein by reference.3.1.3Articles of Amendment to Restated and Amended Articles of Incorporation of the Registrant, dated May 4, 2010, filed as Exhibit 3.1 to the Registrantâ€™s Current Report on Form 8-K filed on May 10, 2010, and incorporated herein by reference.3.1.4Articles of Amendment to Restated and Amended Articles of Incorporation of the Registrant, as amended May 9, 2014, filed as Exhibit 3.1.4 to the Registrantâ€™s Form 10-Q for the quarter ended June 30, 2014, and incorporated herein by reference.3.1.5Articles of Amendment to Restated and Amended Articles of Incorporation of the Registrant, as amended October 6, 2016, filed as Exhibit 3.1 and 3.1.1 to the Registrant's Current Form on Form 8-K filed on October 7, 2016, and incorporated herein by reference.3.1.6Articles of Amendment to Restated and Amended Articles of Incorporation of the Registrant, filed as Exhibit 3.1 to the Registrant's Current Report on Form 8-K filed on June 14, 2019, and incorporated herein by reference.3.1.7Articles of Amendment to Restated and Amended Articles of Incorporation of the Registrant, filed as Exhibit 3.2 to the Registrant's Current Report on Form 8-K filed on June 14, 2019, and incorporated herein by reference.3.2Bylaws of the Registrant, as amended and restated July 25, 2023, filed as Exhibit 3.2.2 to the Registrantâ€™s Form 10-Q for the quarter ended June 30, 2023, and incorporated herein by reference.46Table of Contents4.1Master Purchase Agreement, dated as of April 19, 2017, by and among the Registrant, Cousins Properties LP, and the purchasers of certain unsecured senior notes (the "Master Note Purchase Agreement"), filed as Exhibit 4.1 to the Registrant's 10-Q filed for the quarter ended June 30, 2019, and incorporated herein by reference.4.2Cousins Properties Incorporated, Cousins Properties LP, First Supplement to Master Note Purchase Agreement, dated as of June 12, 2019, filed as Exhibit 4.2 to the Registrantâ€™s 10-Q filed for the quarter ended June 30, 2019, and incorporated herein by reference.4.3Guaranty Agreement, dated as of April 19, 2017 (as amended, modified, or supplemented from time to time, the "Guaranty Agreement") incorporated by reference to Exhibit A of Exhibit 4.1 above, filed as Exhibit 4.1 above, filed as Exhibit 4.3 to the Registrant's 10-Q filed for the quarter ended June 30, 2019, and incorporated herein by reference.4.4Form of Senior Unsecured Notes incorporated by reference to Schedule 1-A and 1-B of Exhibit 4.1 above, filed as Exhibit 4.4 to the Registrant's 10-Q filed for the quarter ended June 30, 2019, and incorporated herein by reference.4.5Form of Senior Unsecured Notes incorporated by reference to Schedule 1-A, 1-B, and 1-C of Exhibit 4.2 above, filed as Exhibit 4.5 to the Registrant's 10-Q filed for the quarter ended June 30, 2019, and incorporated herein by reference.4.6Description of Registrant's Securities, filed as Exhibit 4.6 to the Registrant's Form 10-K filed for the year ended December 31, 2019. 4.7Indenture, dated as of May 8, 2024, by and among Cousins Properties LP, Cousins Properties Incorporated and U.S. Bank Trust Company, National Association, as trustee (incorporated by reference to Exhibit 4.1 to Cousins Properties Incorporatedâ€™s Registration Statement on Form S-3, filed on May 8, 2024).4.8First Supplemental Indenture, dated as of August 16, 2024, by and among Cousins Properties LP, Cousins Properties Incorporated and U.S. Bank Trust Company, National Association, as trustee, filed as Exhibit 4.2 to the Registrantâ€™s Current Report on Form 8-K filed August 16, 2024.4.9Form of 5.875% Senior Notes due 2034, filed as Exhibit 4.3 to the Registrantâ€™s Current Report on Form 8-K filed August 16, 2024 (included in Exhibit 4.8).4.10Second Supplemental Indenture, dated as of December 17, 2024, by and among Cousins Properties LP, Cousins Properties Incorporated and U.S. Bank Trust Company, National Association, as trustee, filed as Exhibit 4.2 to the Registrantâ€™s Current Report on Form 8-K filed December 17, 2024.4.11Form of 5.375% Senior Notes due 2032 (included in Exhibit 4.10).10(a)(i)*Form of Amendment Number One to Change in Control Severance Agreement filed as Exhibit 10.2 to the Registrantâ€™s Current Report on Form 8-K dated May 12, 2009, and incorporated herein by reference.10(a)(ii)*Form of New Change in Control Severance Agreement, filed as Exhibit 10.1 to the Registrantâ€™s Current Report on Form 8-K filed on January 7, 2011, and incorporated herein by reference.10(a)(iii)*Form of Amendment Number Two to Change in Control Severance Agreement, filed as Exhibit 10.2 to the Registrantâ€™s Current Report on Form 8-K filed on January 7, 2011, and incorporated herein by reference.10(a)(iv)*Form of Amendment Number One to Change in Control Severance Agreement, filed as Exhibit 10(a)(xxxvi) to the Registrant's Form 10-K for the year ended December 31, 2015, and incorporated herein by reference.10(a)(v)*Form of New Change in Control Severance Agreement, filed as Exhibit 10.1 to the Registrant's Current Report on Form 10-Q filed for the quarter ended June 30, 2017, and incorporated herein by reference.10(a)(vi)*Form of Amendment Number One to Change in Control Severance Agreement, filed as Exhibit 10.2 to the Registrant's Current Report on Form 10-Q filed for the quarter ended June 30, 2017, and incorporated herein by reference.10(a)(vii)*Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan, filed as Exhibit 10.1 to the Registrant's Form 10-Q filed for the quarter ended March 31, 2019, and incorporated herein by reference.47Table of Contents10(a)(viii)*Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan â€“ Restricted Stock Unit Award Agreement, filed as Exhibit 10(a)(xxxvii) to the Registrant's Annual Report on Form 10-K filed for the year ended December 31, 2019, and incorporated herein by reference.10(a)(ix)*Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan â€“ Director Stock Grant Certificate, filed as Exhibit 10(a)(xl) to the Registrant's Form 10-Q filed for the quarter ended March 31, 2020 and incorporated herein by reference.10(a)(x)*Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan â€“ Stock Grant Certificate, filed as Exhibit 10(a)(xxxii) to the Registrant's Form 10-K filed for the year ended December 31, 2021.10(a)(xi)*Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan â€“ Restricted Stock Unit Certificate, filed as Exhibit 10(a)(xxxiii) to the Registrant's Form 10-K filed for the year ended December 31, 2021.10(a)(xii)*Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan â€“ Director Stock Grant Certificate, filed as Exhibit 10(a)(xxxiv) to the Registrant's Form 10-K filed for the year ended December 31, 2021.10(a)(xiii)*Cousins Properties Incorporated 2021 Employee Stock Purchase Plan, filed as Exhibit 10(a)(xxxv) to the Registrant's Form 8-K filed on November 1, 2021 and incorporated herein by reference.10(a)(xiv)*Amendment Number One to the Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan, filed as Exhibit 10(a)(xxxvi) to the Registrant's Form 10-K filed for the year ended December 31, 2021.10(b)Form of

Indemnification Agreement, filed as Exhibit 10.1 to the Registrantâ€™s Current Report on Form 8-K dated June 18, 2007, and incorporated herein by reference.10(c)Agreement of Limited Partnership of Cousins Properties LP., filed as Exhibit 10.1 to the Registrant's Current Form on Form 8-K filed on October 7, 2016, and incorporated herein by reference.10(d)Retirement Agreement and General Release for Lawrence L. Gellerstedt, Executive Chairman of the Board, filed as Exhibit 10(b) to the Registrant's Form 10-Q filed for the quarter ended March 31, 2020, and incorporated herein by reference.10(e)Amended and Restated Term Loan Agreement, dated June 28, 2021, by and among the Registrant, Cousins Properties LP, J.P. Morgan Chase Bank, N.A., Bank of America, N.A., PNC Bank, National Association, Truist Bank, and the other parties thereto, filed as Exhibit 10.1 to the Registrant's Form 10-Q filed for the quarter ended June 30, 2021, and incorporated herein by reference.10(f)(i)Equity Distribution Agreement, dated August 3, 2021, between Cousins Properties Incorporated, Cousin Properties LP and Morgan Stanley & Co. LLC, BofA Securities, Inc., J.P. Morgan Securities LLC, TD Securities (USA) LLC, Truist Securities, Inc. and Wells Fargo Securities, LLC, as managers, Morgan Stanley & Co. LLC, Bank of America, N.A., JPMorgan Chase Bank, National Association, The Toronto-Dominion Bank, Truist Bank and Wells Fargo Bank, National Association, as forward purchasers, and Morgan Stanley & Co. LLC, BofA Securities, Inc., J.P. Morgan Securities LLC, TD Securities (USA) LLC, Truist Securities, Inc. and Wells Fargo Securities, LLC, as forward sellers; filed as Exhibit 1.1 to the Registrant's Current Form 8-K filed on August 3, 2021, and incorporated herein by reference.10(f)(ii)Amendment to Equity Distribution Agreement, dated as of February 17, 2023, Morgan Stanley & Co. LLC, BofA Securities, Inc., J.P. Morgan Securities LLC, TD Securities (USA) LLC, Truist Securities, Inc. and Wells Fargo Securities, LLC, as managers, Morgan Stanley & Co. LLC, Bank of America, N.A., JPMorgan Chase Bank, National Association, The Toronto-Dominion Bank, Truist Bank and Wells Fargo Bank, National Association, as forward purchasers, and Morgan Stanley & Co. LLC, BofA Securities, Inc., J.P. Morgan Securities LLC, TD Securities (USA) LLC, Truist Securities, Inc. and Wells Fargo Securities, LLC as forward sellers, filed as Exhibit 1.2 to the Registrant's Current Report on Form 8-K filed on February 17, 2023, and incorporated herein by reference.10(f)(iii)Second Amendment to the Equity Distribution Agreement, dated as of May 8, 2024, Morgan Stanley & Co. LLCm BofA Securities, Inc., J.P. Morgan Securities LLC, TD Securities (USA) LLC, Truist Securities, Inc. and Wells Fargo Securities, LLC, as managers, Morgan Stanley & Co. LLC, Bank of America, N.A., JPMorgan Chase Bank, National Association, The Toronto-Dominion Bank, Truist Bank and Wells Fargo Bank, National Association, as forward purchasers, and Morgan Stanley & Co. LLC, BofA Securities, Inc., J.P. Morgan Securities LLC, TD Securities (USA) LLC, Truist Securities, Inc. and Wells Fargo Securities, LLC as forward sellers, filed as Exhibit 1.3 to the Registrant's Current Report on Form 8-K filed on May 8, 2024, and incorporated herein by reference.48Table of Contents10(g)Delayed Draw Term Loan Agreement, dated as of October 3, 2022, among Cousins Properties LP, as the Borrower; Cousins Properties Incorporated, as the Parent and a Guarantor; JPMorgan Chase Bank, N.A., as Syndication Agent; Bank of America, N.A., as Administrative Agent; Truist Bank, PNC Bank, National Association, Morgan Stanley Senior Funding, Inc., and U.S. Bank National Association, as Documentation Agents; J.P. Morgan Chase Bank, N.A., BofA Securities, Inc., Truist Securities, Inc. and PNC Capital Markets, LLC, as Joint Lead Arrangers and Joint Bookrunners, filed as Exhibit 10(i) to the Registrant's Quarterly Report on Form 10-Q on October 27, 2022, and incorporated herein by reference.10(h)Fifth Amended and Restated Credit Agreement, dated as of May 2, 2022, among Cousins Properties Incorporated, as the Borrower (and the Borrower Parties, as defined, and the Guarantors, as defined); JPMorgan Chase Bank, N.A., as Syndication Agent and an L/C issuer, Bank of America, N.A., as Administrative Agent and an L/C Issuer, Truist Bank, as an L/C Issuer, Truist Bank, PNC Bank, National Association, Morgan Stanley Senior Funding, Inc., U.S. Bank National Association, Wells Fargo Bank, National Association, and TD Bank, National Association, as Documentation Agents, and the Other Lenders Party Hereto BofA Securities, Inc. and J.P. Morgan Securities LLC, as Co-Sustainability Structuring Agents J.P. Morgan Chase Bank, N.A., BofA Securities, Inc. and Truist Securities, Inc., as Joint Lead Arrangers and Joint Bookrunners, filed as Exhibit 10(g) to the Registrant's Current Report on Form 8-K filed on May 2, 2022, and incorporated herein by reference.10(i)First Amendment to Amended and Restated Term Loan Agreement, dated as of September 19, 2022, among Cousins Properties LP, as the Borrower; Cousins Properties Incorporated, as the Parent and a Guarantor; JPMorgan Chase Bank, N.A., as Syndication Agent; Bank of America, N.A., as the Administrative Agent; PNC Bank, National Association and Truist Bank, as Co-Documentation Agents; JPMorgan Chase Bank, N.A., BofA Securities, Inc., PNC Capital Markets, LLC, and Truist Securities, Inc., as Joint Lead Arrangers and Joint Bookrunners, filed as Exhibit 10(h) to the Registrant's Quarterly Report on Form 10-Q on October 27, 2022, and incorporated herein by reference.19â€ Insider Trading Policy.21â€ Subsidiaries of the Registrant.22â€ Subsidiary Issuer of Guaranteed Securities.23â€ Consent of Independent Registered Public Accounting Firm.31.1â€ Certification of the Chief Executive Officer Pursuant to Rule 13a-14(a), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.31.2â€ Certification of the Chief Financial Officer Pursuant to Rule 13a-14(a), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.32.1â€ Certification of the Chief Executive Officer Pursuant to 18 U.S.C. Section 1350, as Adopted Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.32.2â€ Certification of the Chief Financial Officer Pursuant to 18 U.S.C. Section 1350, as Adopted Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.97Cousins Properties Incorporated Clawback Policy, filed as Exhibit 97 to the Registrant's Annual Report on Form 10-K on February 7, 2024, and incorporated herein by reference.101â€ The following financial information for the Registrant, formatted in XBRL (Extensible Business Reporting Language): (i) the consolidated balance sheets, (ii) the consolidated statements of operations, (iii) the consolidated statements of equity, (iv) the consolidated statements of cash flows, and (v) the notes to consolidated financial statements.104â€ Cover Page Interactive Data File.*Indicates a management contract or compensatory plan or arrangement.â€ Filed herewith.49Table of Contents SIGNATURESPursuant to the requirements of SectionÂ 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.Â Cousins Properties Incorporated(Registrant)Dated: February 6, 2025BY:/s/ Gregg D. AdzemaGregg D. AdzemaExecutive Vice President and Chief Financial Officer (Duly Authorized Officer and Principal Financial Officer)Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Registrant and in the capacities and on the date indicated.Â SignatureCapacityDate/s/ M. Colin ConnollyChief Executive Officer, President, and DirectorFebruary 6, 2025M. Colin Connolly(Principal Executive Officer)/s/ Gregg D. AdzemaExecutive Vice President and Chief Financial OfficerFebruary 6, 2025Gregg D. Adzema(Principal Financial Officer)/s/ Jeffrey D. SymesSenior Vice President and Chief Accounting OfficerFebruary 6, 2025Jeffrey D. Symes(Principal Accounting Officer)/s/ Charles T. CannadaDirectorFebruary 6, 2025Charles T. Cannada/s/ Robert M. ChapmanChairman of the Board and DirectorFebruary 6, 2025Robert M. Chapman/s/ Scott W. FordhamDirectorFebruary 6, 2025Scott W. Fordham/s/ Lillian C. GiornelliDirectorFebruary 6, 2025Lillian C. Giornelli/s/ R. Kent Griffin, Jr.DirectorFebruary 6, 2025R. Kent Griffin, Jr./s/ Donna W. HylandDirectorFebruary 6, 2025Donna W. Hyland/s/ Dionne NelsonDirectorFebruary 6, 2025Dionne Nelson/s/ R. Dary StoneDirectorFebruary 6, 2025R. Dary Stone50Table of ContentsINDEX TO CONSOLIDATED FINANCIAL STATEMENTSÂ Cousins Properties IncorporatedPageReport of Independent Registered Public Accounting Firm (PCAOB ID No. 34)F-2Consolidated Balance Sheetsâ€”DecemberÂ 31, 2024 and 2023F-4Consolidated Statements of Operations for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-5Consolidated Statements of Comprehensive Income for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-6Consolidated Statements of Equity for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-7Consolidated Statements of Cash Flows for the Years Ended DecemberÂ 31, 2024, 2023, and 2022F-8Notes to Consolidated Financial StatementsF-9F-1Table of ContentsREPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRMTo the Stockholders and the Board of Directors of Cousins Properties IncorporatedOpinion on the Financial StatementsWe have audited the accompanying consolidated balance sheets of Cousins Properties Incorporated and subsidiaries (the "Company") as of December 31, 2024 and 2023, the related consolidated statements of operations, comprehensive income, equity, and cash flows for each of the three years in the period ended December 31, 2024, and the related notes and the financial statement schedule listed in the Index at Item 15 (collectively referred to as the "financial statements"). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2024 and 2023, and the results of its operations and its cash flows for each of the three years in the period ended December 31, 2024, in conformity with accounting principles generally accepted in the United States of America.We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the Company's internal control over financial reporting as of December 31, 2024, based on criteria established in Internal Control â€” Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission and our report dated February 6, 2025, expressed an unqualified opinion on the Company's internal control over financial reporting. Basis for OpinionThese financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on the Company's financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.Critical Audit Matter The critical audit matter communicated below is a matter arising from the current-period audit of the financial statements that was communicated or required to be communicated to the audit committee and that (1) relates to accounts or disclosures that are material to the financial statements and (2) involved our especially challenging, subjective, or complex judgments. The communication of critical audit matters does not alter in any way our opinion on the financial statements, taken as a whole, and we are not, by communicating the critical audit matter below, providing a separate opinion on the critical audit matter or on the accounts or disclosures to which it relates.Revenue Recognition - Refer to Note 2 to the financial statements Critical Audit Matter DescriptionRental property revenues are derived from operating leases to tenants. The Company recognizes fixed lease payments, which excludes certain rental property revenue such as percentage rent and revenue related to the recovery of certain operating expenses from tenants, on a straight-line basis over the term of the lease. The timing and amount of rental revenue recognition is largely dependent on whether the Company is the owner of tenant improvements at the leased property. In determining whether the Company or the tenant owns such tenant improvements, management of the Company considers a number of factors, including, among other things: (1) whether the tenant is obligated by the terms of the lease agreement to construct or install the leasehold improvements; (2) whether the landlord can require the lessee to make specified improvements or otherwise enforce its economic rights to those assets; (3) whether the tenant is permitted to alter or remove the leasehold improvements without the landlordâ€™s consent or without compensating the landlord for any lost utility or diminution in fair value; (4) whether the tenant is required to provide the landlord with documentation supporting the cost of tenant improvements prior to reimbursement by the landlord; (5) whether the Company is obligated to fund cost overruns for the construction of leasehold improvements; (6) whether the leasehold improvements are unique to the tenant or could reasonably be used by other parties; and (7) whether the economic life of the leasehold improvements is such that a significant residual value of the assets is expected to accrue to the benefit of the landlord at the end of the lease terms.The determination of whether the Company or its tenant owns the tenant improvements and the timing and amount of revenue recognition requires the exercise of significant judgment by management based on the facts and circumstances of the specific lease arrangement and is not based on any one factor. Auditing managementâ€™s conclusions with respect to these matters often is complex and requires subjective judgment.F-2Table of ContentsHow the Critical Audit Matter Was Addressed in the AuditOur audit procedures related to managementâ€™s determination of the owner of the tenant improvements and the related impact on the timing and amount of revenue recognition, included the following, among others: â€¢We tested the effectiveness of controls over revenue recognition, including the determination of the owner of tenant improvements and the timing and amounts of rental revenues to be recognized over the term of the related lease. â€¢We selected a sample of lease agreements signed in the current year and performed the following to evaluate the appropriateness of managementâ€™s conclusions regarding the owner of the tenant improvements and the timing and amount of revenue recognition:â—¦Evaluated the reasonableness and consistency of the factors considered by management to determine the owner of the tenant improvements and compared such factors to the terms in the lease agreement or other supporting documents.â—¦Tested tenant improvement costs (including the amounts funded by the Company or the tenant) by reconciling the amounts recorded by the Company to invoices or other supporting documents and evaluated whether the costs were consistent with the terms of the lease agreement and the Companyâ€™s ownership determination.â—¦Tested the timing and amounts recognized as rental property revenues, including any amortization of deferred revenue or lease incentives, by independently calculating such rental revenue amounts to be recognized and comparing it to the amounts recorded by the Company./s/ Deloitte & Touche LLPAtlanta, GeorgiaFebruaryÂ 6, 2025 We have served as the Company's auditor since 2002.F-3Table of ContentsCOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESCONSOLIDATED BALANCE SHEETS(In thousands, except share and per share amounts)December 31,20242023Assets:Â Â Real estate assets:Â Â Operating properties, net of accumulated depreciation of $1,627,251 and $1,329,406 in 2024 and 2023, respectively$7,785,597Â $6,775,093Â Projects under developmentâ€” 132,884Â Land154,726Â 154,728Â 7,940,323Â 7,062,705Â Cash and cash equivalents7,349Â 6,047Â Investments in real estate debt, at fair value167,219Â â€”Â Accounts receivable11,491Â 11,109Â Deferred rents receivable232,078Â 209,370Â Investment in unconsolidated joint ventures185,478Â 143,831Â Intangible assets, net171,989Â 110,667Â Other assets, net86,219Â 90,745Â Total assets$8,802,146Â $7,634,474Â Liabilities:Notes payable$3,095,666Â $2,457,627Â Accounts payable and accrued expenses337,248Â 299,767Â Deferred income277,132Â 181,744Â Intangible liabilities, net 111,221Â 42,193Â Other liabilities110,712Â 104,830Â Total liabilities3,931,979Â 3,086,161Â Commitments and contingenciesEquity:Stockholders' investment:Common stock, $1 par value per share, 300,000,000 shares authorized, 167,660,480 and 154,335,798 issued, and 167,660,480 and 151,799,215 outstanding in 2024 and 2023, respectively167,660Â 154,336Â Additional paid-in capital5,959,670Â 5,638,709Â Treasury stock at cost, 2,536,583 shares in 2023â€”Â (145,696)Distributions in excess of cumulative net income(1,280,547)(1,125,390)Accumulated other comprehensive income (loss)(105)2,192Â Â Total stockholders' investment4,846,678Â 4,524,151Â Nonredeemable noncontrolling interests23,489Â 24,162Â Total equity4,870,167Â 4,548,313Â Total liabilities and equity$8,802,146Â $7,634,474Â See notes to consolidated financial statements.F-4Table of ContentsCOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESCONSOLIDATED STATEMENTS OF OPERATIONS(In thousands, except per share amounts)Year Ended December 31,202420232022Revenues:Rental property revenues$847,773Â $799,047Â $753,511Â Fee income1,761Â 1,373Â 6,119Â Other7,224Â 2,454Â 2,660Â Â 856,758Â 802,874Â 762,290Â Expenses:Rental property operating expenses280,661Â 266,434Â 258,371Â Reimbursed expenses634Â 608Â 2,024Â General and administrative expenses36,566Â 32,331Â 28,319Â Interest expense122,476Â 105,463Â 72,537Â Depreciation and amortization365,045Â 314,897Â 295,587Â Other2,097Â 2,128Â 2,134Â Â 807,479Â 721,861Â 658,972Â Income (loss) from unconsolidated joint ventures(2,796)2,299Â 7,700Â Gain on sales of investments in unconsolidated joint venturesâ€”Â â€”Â 56,267Â Gain (loss) on investment property transactions98Â 504Â (9)Gain on extinguishment of debtâ€”Â â€”Â 169Â Net income46,581Â 83,816Â 167,445Â Net income attributable to noncontrolling interests(619)(853)(652)Net income available to common stockholders$45,962Â $82,963Â $166,793Â Net income per common share â€” basic and diluted$0.30Â $0.55Â $1.11Â Weighted average common shares â€” basic153,413Â 151,714Â 150,113Â Weighted average common shares â€” diluted154,015Â 152,040Â 150,419Â Dividends declared per common share$1.28Â $1.28Â $1.28Â See notes to consolidated financial statements.F-5Table of ContentsCOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESCONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME(In thousands)Year Ended December 31,Â 202420232022Comprehensive income:Net income available to common stockholders$45,962Â $82,963Â $166,793Â Other comprehensive income:Unrealized gains on cash flow hedges2,9354,3571,063Amortization of cash flow hedges(5,232)(3,932)704Total other comprehensive income (loss)(2,297)4251,767Total comprehensive income$43,665Â $83,388Â $168,560Â See notes to consolidated financial statements.F-6Table of ContentsCOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESCONSOLIDATED STATEMENTS OF EQUITY(In thousands, except per share data)CommonStockAdditionalPaid-InCapitalTreasuryStockDistributionsÂ inExcess ofCumulativeNet IncomeAccumulated Other Comprehensive Income (Loss)Stockholdersâ€™InvestmentNonredeemableNoncontrollingInterestsTotalEquityBalance December 31, 2021$151,273Â $5,549,308Â $(148,473)$(985,338)$â€”Â $4,566,770Â $33,630Â $4,600,400Â Net incomeâ€”Â â€”Â â€”Â 166,793Â â€”Â 166,793Â 652Â 167,445Â Other comprehensive incomeâ€”Â â€”Â â€”Â â€”Â 1,767Â 1,767Â â€”Â 1,767Â Common stock sold, net of issuance costs2,632Â 100,488Â â€”Â â€”Â â€”Â 103,120Â â€”Â 103,120Â Common stock issued pursuant to stock based compensation120Â (312)1,316Â â€”Â â€”Â 1,124Â â€”Â 1,124Â Amortization of stock based compensation, net offorfeitures(6)8,481Â â€”Â â€”Â â€”Â 8,475Â â€”Â 8,475Â Acquisition of partners' noncontrolling interestâ€”Â (27,638)â€”Â â€”Â â€”Â (27,638)(15,749)(43,387)Contributions from

noncontrolling interestsâ€”Â â€”Â â€”Â â€”Â â€”Â 2,866Â 2,866Â Distributions to noncontrolling interestsâ€”Â â€”Â â€”Â â€”Â â€”Â (114)(114)Common dividends ($1.28 per share)â€”Â â€”Â â€”Â (194,747)â€”Â (194,747)â€”Â (194,747)Balance December 31, 2022154,019Â 5,630,327Â (147,157)(1,013,292)1,767Â 4,625,664Â 21,285Â 4,646,949Â Net incomeâ€”Â â€”Â â€”Â 82,963Â â€”Â 82,963Â 853Â 83,816Â Other comprehensive incomeâ€”Â â€”Â â€”Â â€”Â 425Â 425Â â€”Â 425Â Common stock issued pursuant to stock based compensation320Â (1,845)1,461Â â€”Â â€”Â (64)â€”Â (64)Amortization of stock based compensation, net offorfeitures(3)10,227Â â€”Â â€”Â â€”Â 10,224Â â€”Â 10,224Â Contributions from noncontrolling interestsâ€”Â â€”Â â€”Â â€”Â â€”Â 3,115Â 3,115Â Distributions to noncontrolling interestsâ€”Â â€”Â â€”Â â€”Â (1,091)(1,091)Common dividends ($1.28 per share)â€”Â â€”Â â€”Â (195,061)â€”Â (195,061)â€”Â (195,061)Balance December 31, 2023154,336Â 5,638,709Â (145,696)(1,125,390)2,192Â 4,524,151Â 24,162Â 4,548,313Â Net incomeâ€”Â â€”Â â€”Â 45,962Â â€”Â 45,962Â 619Â 46,581Â Other comprehensive lossâ€”Â â€”Â â€”Â â€”Â (2,297)(2,297)â€”Â (2,297)Common stock sold, net of issuance costs15,500Â 452,189Â â€”Â â€”Â â€”Â 467,689Â â€”Â 467,689Â Common stock issued pursuant to stock based compensation361Â (1,230)â€”Â â€”Â â€”Â (869)â€”Â (869)Amortization of stock based compensation, net offorfeituresâ€”Â 13,161Â â€”Â â€”Â â€”Â 13,161Â â€”Â 13,161Â Retirement of Treasury Stock(2,537)(143,159)145,696Â â€”Â â€”Â â€”Â â€”Â â€”Â Contributions from noncontrolling interestsâ€”Â â€”Â â€”Â â€”Â â€”Â 24Â 24Â Distributions to noncontrolling interestsâ€”Â â€”Â â€”Â â€”Â â€”Â (1,316)(1,316)Common dividends ($1.28 per share)â€”Â â€”Â â€”Â (201,119)â€”Â (201,119)â€”Â (201,119)Balance December 31, 2024$167,660Â $5,959,670Â $â€”Â $(1,280,547)$(105)$4,846,678Â $23,489Â $4,870,167Â See notes to consolidated financial statements.F-7Table of ContentsCOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESCONSOLIDATED STATEMENTS OF CASH FLOWS(In thousands)Year Ended DecemberÂ 31,202420232022CASH FLOWS FROM OPERATING ACTIVITIES:Â Â Net income $46,581Â $83,816Â $167,445Â Adjustments to reconcile net incomeÂ to net cash provided by operating activities:Gain on sales of investment in unconsolidated joint venturesâ€”Â â€”Â (56,267)Loss (gain) on investment property transactions(98)(504)9Â Depreciation and amortization365,045Â 314,897Â 295,587Â Amortization of deferred financing costs, debt premiums, and debt discounts, net4,027Â 4,142Â (99)Equity-classified stock-based compensation expense, net of forfeitures14,788Â 11,966Â 10,138Â Effect of non-cash adjustments to rental revenues(58,591)(48,068)(41,731)Income from unconsolidated joint ventures2,796Â (2,299)(7,700)Operating distributions from unconsolidated joint ventures3,611Â 3,664Â 5,399Â Loss on extinguishment of debtâ€”Â â€”Â (169)Changes in other operating assets and liabilities, net of acquisitions:Change in receivables and other assets, net(2,130)(7,725)1,723Â Change in operating liabilities, net24,204Â 8,473Â (9,169)Net cash provided by operating activities400,233Â 368,362Â 365,166Â CASH FLOWS FROM INVESTING ACTIVITIES:Capital expenditures (252,731)(279,519)(342,241)Property acquisitions(837,953)â€”Â â€”Â Purchase of investments in real estate debt, net(167,219)â€”Â â€”Â Return of capital distributions from unconsolidated joint venturesâ€”Â 10,924Â 16,805Â Contributions to unconsolidated joint ventures(47,496)(31,388)(47,894)Proceeds from investment property sales, net(3)4,248Â â€”Â Proceeds from sale of interest in unconsolidated joint ventures, netâ€”Â â€”Â 38,831Â Net cash used in investing activities(1,305,402)(295,735)(334,499)CASH FLOWS FROM FINANCING ACTIVITIES:Proceeds from credit facility1,448,300Â 382,900Â 428,700Â Repayment of credit facility(1,521,068)(254,400)(600,600)Bond issuance, net of original issue discount896,392Â â€”Â â€”Â Proceeds from term loansâ€”Â â€”Â 400,000Â Repayment of term loans(100,000)â€”Â â€”Â Proceeds from mortgagesâ€”Â â€”Â 42,118Â Repayment of mortgages(79,085)(8,273)(168,401)Repurchase of shares withheld for taxes on restricted stock vestings(1,111)â€”Â â€”Â Payment of deferred financing costs(8,221)(71)(8,231)Issuance of common stock468,004Â â€”Â 103,120Â Proceeds from sale of treasury stockâ€”Â 443Â 514Â Common dividends paid(195,413)(194,348)(192,275)Contributions from noncontrolling interests24Â 3,115Â 2,866Â Distributions to noncontrolling interests(1,351)(1,091)(114)Acquisition of partner's noncontrolling interestâ€”Â â€”Â (43,387)Net cash provided by (used in) financing activities906,471Â (71,725)(35,690)NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS1,302Â 902Â (5,023)CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD6,047Â 5,145Â 10,168Â CASH AND CASH EQUIVALENTS AT END OF PERIOD$7,349Â $6,047Â $5,145Â See notes to consolidated financial statementsF-8Table of ContentsCOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESNOTES TO CONSOLIDATED FINANCIAL STATEMENTS1.DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATIONDescription of Business: Cousins Properties Incorporated (â€œCousinsâ€), a Georgia corporation, is a fully integrated, self-administered, and self-managed real estate investment trust (â€œREITâ€). Cousins conducts substantially all of its business through Cousins Properties LP ("CPLP"). Cousins owns in excess of 99% of CPLP and consolidates CPLP. CPLP wholly owns Cousins TRS Services LLC ("CTRS") a taxable entity which owns and manages its own real estate portfolio and performs certain real estate-related services.Cousins, CPLP, CTRS, and their subsidiaries (collectively, the â€œCompanyâ€) develop, acquire, lease, manage, and own primarily Class A office properties and opportunistic mixed-use developments in the Sun Belt markets of the United States with a focus on Atlanta, Austin, Tampa, Charlotte, Phoenix, Dallas, and Nashville. Cousins has elected to be taxed as a REIT and intends to, among other things, distribute at least 100% of its net taxable income to stockholders, thereby eliminating any liability for federal income taxes under current law. Therefore, the results included herein do not include a federal income tax provision for Cousins. As of DecemberÂ 31, 2024, the Companyâ€™s portfolio of real estate assets consisted of interests in 20.6Â million square feet of office space and 467,000 square feet of other space.Basis of Presentation: The consolidated financial statements include the accounts of the Company and its consolidated partnerships and wholly-owned subsidiaries. Intercompany transactions and balances have been eliminated in consolidation. The Company presents its financial statements in accordance with accounting principles generally accepted in the United States (â€œGAAPâ€) as outlined in the Financial Accounting Standard Boardâ€™s Accounting Standards Codification (the â€œCodificationâ€ or â€œASCâ€). The Codification is the single source of authoritative accounting principles applied by nongovernmental entities in the preparation of financial statements in conformity with GAAP.The Company evaluates all partnerships, joint ventures, and other arrangements with variable interests to determine if the entity or arrangement qualifies as a variable interest entity (â€œVIEâ€) as defined in the Codification. If the entity or arrangement qualifies as a VIE and the Company is determined to be the primary beneficiary, the Company is required to consolidate the assets, liabilities, and results of operations of the VIE. The Company had no investments or interests in any VIEs as of DecemberÂ 31, 2024 or 2023.2.SIGNIFICANT ACCOUNTING POLICIESReal Estate AssetsCost Capitalization: Costs related to planning, developing, leasing, and constructing a property, including costs of personnel working directly on projects under development or redevelopment, are capitalized. In addition, the Company capitalizes interest to qualifying assets under development or redevelopment based on average accumulated expenditures outstanding during the period. In capitalizing interest to qualifying assets, the Company uses the interest incurred on specific project debt, if any. If there is no specific project debt, the Company uses its weighted average interest rate for non-project specific debt. The Company also capitalizes interest to investments in entities accounted for under the equity method when the entity has property under development or redevelopment with a carrying value in excess of the entityâ€™s borrowings. To the extent debt exists within an unconsolidated joint venture during the construction period, the venture capitalizes interest on that venture-specific debt.The Company capitalizes interest, real estate taxes, and certain operating expenses on the unoccupied portion of development or redevelopment properties, which have ongoing construction of tenant improvements, until the earlier ofÂ the date on which the development project achieves 90% economic occupancy orÂ one year from cessation of major construction activity.Impairment: We review our real estate assets on an asset group basis for impairment. This review includes our operating properties, properties under development, and land holdings.The first step in this process is to determine whether an asset is considered to be held-for-investment or held-for-sale, in accordance with accounting guidance. In order to be considered a real estate asset held-for-sale, we must, among other things, have the authority to commit to a plan to sell the asset in its current condition, have commenced the plan to sell the asset, and have determined that it is probable that the asset will sell within one year. If we determine that an asset is held-for-sale, we record an impairment loss if the fair value less costs to sell is less than the carrying amount. There were no held-for-sale buildings as of December 31, 2024, or 2023, and no impairments of held-for-sale buildings during any periods presented in the accompanying statement of operations. All real estate assets not meeting the held-for-sale criteria are considered to be held-for-investment.F-9Table of ContentsIn the impairment analysis for assets held-for-investment, we must determine whether there are indicators of impairment. For operating properties, these indicators could include a significant decline in a propertyâ€™s leasing percentage, a current period operating loss or negative cash flows combined with a history of losses at the property, a decline in lease rates for that property or others in the propertyâ€™s market, a significant change in the market value of the property, an adverse change in the financial condition of significant tenants, or a significant decrease in the estimated hold period. If indicators of impairment exist, we test for recoverability of the asset groupâ€™s book value. When testing for recoverability of asset groups held-for-investment, projected undiscounted cash flows are used over its expected hold period. If the expected hold period includes some likelihood of shorter-term hold period from a potential sale, the probability of a sale is layered into the analysis. If any building's held-for-investment analysis were to fail this recoverability test, its book value would be written down to its then current estimated fair value, before any selling expense, and that building would continue to depreciate over its remaining useful life. None of the Companyâ€™s held-for-investment buildings were impaired during any periods presented in the accompanying statement of operations.For projects under development, indicators could include material budget overruns, significant delays in construction, occupancy, or stabilization timing, regulatory changes or economic trends that have a significant impact on the market, or an adverse change in the financial condition of significant future tenants. None of the Company's projects under development were impaired during any periods presented in the accompanying statement of operations.For land holdings, indicators could include an overall decline in the market value of land in the region, regulatory changes that impact ability to develop the land, a decline in development activity for the intended use of the land, or other adverse economic and market conditions. None of the Company's investments in land, including any accumulated predevelopment costs, were impaired during any periods presented in the accompanying statement of operations.The Company may record impairment charges in future periods if the economy and the office industry weakens, the operating results of individual buildings are materially different from our forecasts, or we shorten our contemplated holding period for any operating buildings.Acquisition of Real Estate Assets: The Company evaluates all real estate acquisitions to determine if the transactions qualify as an acquisition of assets or of a business. If the Company determines that substantially all of the fair value is concentrated in a single identifiable asset or group of similar assets, the Company will account for the acquisition as an acquisition of assets and not a business. If the Company determines that there is no single asset or group of assets that make up substantially all of the fair value of gross assets acquired, the Company must determine whether the acquired set of assets includes an input and a substantive process that together significantly contribute to the ability to create output. Based on the facts of the transactions and guidance in ASC 805, if the Company determines that an input and substantial processes that create an output are present, the Company will account for the acquisition as an acquisition of a business.For asset acquisitions, the Company records the acquired tangible and intangible assets and assumed liabilities based on each asset and liability's relative fair value at the acquisition date to the total purchase price plus capitalized acquisition costs. For acquisitions that are accounted for as an acquisition of a business, the Company records the acquired tangible and intangible assets and assumed liabilities at fair value at the acquisition date, excluding any acquisition costs, which are expensed as incurred. The acquired assets and assumed liabilities for an operating property acquisition generally include but are not limited to: land, buildings and improvements, and identified tangible and intangible assets and liabilities associated with in-place leases, including tenant improvements, leasing costs, value of above-market and below-market tenant leases, value of above-market and below-market ground leases, and acquired in-place lease values.The fair value of land is derived from comparable sales of land within the same submarket and/or region. The fair value of buildings and improvements, tenant improvements, and leasing costs are based upon current market replacement costs and other relevant market rate information.The fair value of the above-market or below-market component of an acquired lease is based upon the present value (calculated using a market discount rate) of the difference between (i)Â the contractual rents to be paid pursuant to the lease over its remaining term, and (ii)Â managementâ€™s estimate of the rents that would be paid using fair market rental rates and rent escalations at the date of acquisition over the remaining term of the lease. The amounts recorded for above-market and below-market ground leases are included in intangible liabilities and intangible assets, respectively, and are amortized on a straight-line basis into rental property revenues over the remaining terms of the applicable leases. The fair value of acquired in-place leases is derived based on managementâ€™s assessment of lost revenue and costs incurred for the period required to lease the â€œassumed vacantâ€ property to the occupancy level when purchased. The amount recorded for acquired in-place leases is included in intangible assets and amortized as an increase to depreciation and amortization expense over the remaining term of the applicable leases.F-10Table of ContentsDepreciation and Amortization: Real estate assets are stated at depreciated cost less impairment, if any. Buildings are depreciated over their estimated useful lives, which range generally from 30 to 40 years. The life of a particular building depends upon a number of factors including whether the building was developed or acquired, and the condition of the building upon acquisition, and the Company's future plans for the building. Furniture, fixtures, and equipment are depreciated over their estimated useful lives of three to five years. Tenant improvements, leasing costs, and leasehold improvements are generally amortized over the term of the applicable leases or the estimated useful life of the assets, whichever is shorter. The Company accelerates the depreciation of tenant improvements if it estimates that the lease term will end prior to the expiration date, absent any expectation that the tenant improvements will be used by a successor tenant. This acceleration may occur if a tenant enters into a termination agreement with the Company (or exercises a termination right, if any, under its lease) files for bankruptcy, vacates its premises, or defaults in another manner outlined in its lease. Deferred expenses are amortized over the period of estimated benefit. The Company uses the straight-line method for all depreciation and amortization.Investment in Real Estate DebtThe Company has elected the fair value option in accounting for its investments in real estate debt. The Company evaluates the fair value of these receivables in accordance with the accounting standards for fair value accounting, measuring the receivables on a stand-alone basis using recently executed market transactions (Level 2 input) or, when that is not available, a market valuation based on the assumptions of potential market participants. The rates and ranges used in a market valuation are considered Level 3 inputs under the fair value hierarchy. Interest income earned and any unrealized gain or loss associated with holding these investments at fair value is recorded as a component of other income on the Company's consolidated statement of operations. Acquisition costs associated with these loans are expensed as incurred.Investment in Joint VenturesFor joint ventures that the Company does not control, but over which it exercises significant influence, the Company uses the equity method of accounting. The Company's judgment with regard to its level of influence or control of an entity involves consideration of various factors including the form of its ownership interest; its representation in the entity's governance; its ability to participate in policy-making decisions; and the rights of other investors to participate in the decision-making process, to replace the Company as manager, and/or to liquidate the venture. These ventures are recorded at cost and adjusted for equity (losses) in earnings and cash contributions and distributions. Any difference between the carrying amount of these investments on the Companyâ€™s consolidated balance sheet and the underlying equity in net assets on the joint ventureâ€™s balance sheet is primarily related to capitalized interest and certain employees' salaries during development stages of the joint venture's property and is adjusted as the related underlying assets are depreciated, amortized, or sold. The Company generally allocates income and loss from an unconsolidated joint venture based on the venture's distribution priorities, which may be different from its stated ownership percentage.The Company evaluates the recoverability of its investment in unconsolidated joint ventures in accordance with accounting standards for equity investments by first reviewing each investment for any indicators of impairment. If indicators are present, the Company estimates the fair value of the investment. If the carrying value of the investment is greater than the estimated fair value, management makes an assessment of whether the impairment is â€œtemporaryâ€ or â€œother-than-temporary.â€ In making this assessment, management considers the following: (i)Â the length of time and the extent to which fair value has been less than cost, (ii)Â the financial condition and near-term prospects of the entity, and (iii)Â the Companyâ€™s intent and ability to retain its interest long enough for a recovery in market value. If management concludes that the impairment is "other than temporary," the Company reduces the investment to its estimated fair value. There were no impairments recorded in our investments in joint ventures during the years presented in the accompanying statement of operations.Noncontrolling InterestThe Company consolidates CPLP and certain joint ventures in which it owns a controlling interest. In cases where the entityâ€™s documents do not contain a required redemption clause, the Company records the partnerâ€™s share of the entity in the equity section of the balance sheets in nonredeemable noncontrolling interests. In cases where the entityâ€™s documents contain a provision requiring the Company to purchase the partnerâ€™s share of the venture at a certain value upon demand or at a future date, if any, the Company records the partnerâ€™s share of the entity in redeemable noncontrolling interests on the balance sheets. The outside partners' interests in CPLP are redeemable on a one-for-one basis, upon demand, into shares of common stock of the Company or, at the Company's sole discretion, into the cash equivalent of such share of common stock. Therefore, noncontrolling interests associated with CPLP are considered nonredeemable noncontrolling interests. The noncontrolling partners' share of all consolidated entities' income is reflected in net income attributable to noncontrolling interest on the statements of operations.F-11Table of ContentsRevenue RecognitionRental Property Revenues: The Company recognizes contractual revenues from leases on a straight-line basis over the term of the

respective lease. Our leases regularly include allowances for tenant improvements. If we determine the improvements are our assets, we capitalize the cost of the improvements and recognize depreciation expense associated with such improvements over the shorter of the estimated useful life or the term of the lease. If the improvements are tenant assets, we defer the cost of improvements funded by us as a lease incentive asset and amortize it as a reduction of rental revenue over the term of the lease. Our determination of whether improvements are our assets or tenant assets also affects when we commence revenue recognition in connection with a lease. The Company records deferred revenue for the portion of company owned tenant improvements funded by or reimbursed by tenants and amortizes this amount on a straight-line basis into rental income over the term of the related lease. As of DecemberÂ 31, 2024 and 2023, the Company had unamortized deferred income related to tenant-funded tenant improvements of $228.4 million and $141.0 million, respectively, included in deferred income on the consolidated balance sheets. During 2024, 2023, and 2022, the Company recognized $28.4Â million, $20.0Â million, and $11.2Â million, respectively, in revenues related to the amortization of tenant-funded tenant improvements.Certain leases also provide for percentage rents based upon the level of sales achieved by the lessee. Percentage rents are recognized once the specified sales target is achieved. In addition, leases typically provide for reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses to the Company. Operating expense reimbursements are recognized as the related expenses are incurred. During 2024, 2023, and 2022, the Company recognized $176.7 million, $163.2 million, and $160.7 million, respectively, in revenues from tenants related to operating expense reimbursements. For all tenant-related accounts receivable, the Company records reserves as an estimate of specific accounts not probable of collection. Those estimates are based on the age of the receivable, tenant's credit and business risk, history of payment, and other factors considered by management.Fee Income: The Company recognizes development, management, and leasing fees as it satisfies the related performance obligations under the respective contracts. The Company recognizes development and leasing fees received from investments in unconsolidated joint ventures and related salaries and other direct costs incurred by the Company as income and expense based on the percentage of the joint venture which the Company does not own. Correspondingly, the Company adjusts its investment in unconsolidated joint ventures when fees are paid to the Company by a joint venture in which the Company has an ownership interest.Gain on Investment Property Transactions: The Company recognizes a gain on the sale of investment property at the time the buyer obtains control of the investment property. If the Company maintains any continuing involvement with the investment property, that continuing involvement is considered to be one or more additional performance obligations and additional gains or losses will be recognized as these performance obligations are satisfied.When the Company gains control of a previously unconsolidated investment accounted for under the equity method of accounting, it records a gain for the difference between the carrying value of its equity method investment and the fair value of that investment on the date control is gained.Income TaxesThe Company has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended (the â€œCodeâ€). To qualify as a REIT, the Company must distribute annually at least 90% of its adjusted taxable income, as defined in the Code, to its stockholders and satisfy certain other organizational and operating requirements. It is managementâ€™s current intention to adhere to these requirements and maintain the Company's REIT status. As a REIT, the Company generally will not be subject to federal income tax at the corporate level on the taxable income it distributes to its stockholders. If the Company fails to qualify as a REIT in any taxable year, it will be subject to federal income taxes at regular corporate rates and may not be able to qualify as a REIT for four subsequent taxable years. The Company may be subject to certain state and local taxes on its income and property, and to federal income taxes on its undistributed taxable income.CTRS is a C-Corporation for federal income tax purposes and uses the liability method for accounting for income taxes. Tax return positions are recognized in the financial statements when they are â€œmore-likely-than-notâ€ to be sustained upon examination by the taxing authority. Deferred income tax assets and liabilities result from temporary differences. Temporary differences are differences between the tax bases of assets and liabilities and their reported amounts in the financial statements that will result in taxable or deductible amounts in future periods. A valuation allowance may be placed on deferred income tax assets, if it is determined that it is more likely than not that a deferred tax asset may not be realized. F-12Table of ContentsStock CompensationThe Company accounts for stock-based employee compensation using the fair value measurement method. We classify share-based payment awards granted in exchange for employee services as either equity awards or liability awards. All current stock-based compensation are equity-classified awards that are measured based on the fair value on the date of grant, and the Company has no liability awards outstanding as of December 31, 2024 or 2023. The value of all of the Company's share-based awards is recognized over the period during which an employee is required to provide services in exchange for the award - the requisite service period (usually the vesting period). No compensation costs are recognized for awards for which employees do not complete the requisite service period.Derivative Financial InstrumentsThe Company manages its exposure to interest rate risk associated with its floating-rate debt using derivative financial instruments, specifically interest rate swaps. The current interest rate swaps are cash flow hedges involving the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount.The Company does not hold or issue derivative financial instruments for trading or speculative purposes. Derivatives are carried at fair value on the balance sheet as either other assets or other liabilities. If the hedging instrument is designated as a cash flow hedge and is determined to be highly effective, any gain or loss from changes in the fair value of the hedging instruments are reported as a component of other comprehensive income included in the equity section of the balance sheet. When the forecasted transaction occurs, the effective portion of the gain or loss on the hedge is reclassified from other comprehensive income to interest expense on the income statement. The Company regularly assesses the effectiveness of the hedge relationships between the hedging instrument and the underlying exposure being hedged. The Company also regularly assesses the effectiveness of its risk management strategies and its use of derivative financing instruments.Earnings per ShareNet income per share-basic is calculated as net income available to common stockholders divided by the weighted average number of common shares outstanding during the period, including unvested restricted stock which has nonforfeitable dividend rights. Net income per share-diluted is calculated as net income available to common stockholders plus noncontrolling interests in CPLP divided by the diluted weighted average number of common shares outstanding during the period. Diluted weighted average number of common shares uses the same weighted average common share number as in the basic calculation and adds the potential dilution that would occur if (i) the outside units in CPLP were converted into the Company's common stock, (ii) any forward sales contracts of our common stock were settled, and (iii) equity-based restricted stock units ("RSUs") as well as shares to be issued under the Employee Stock Purchase Plan (â€œESPPâ€) were vested and settled resulting in additional common shares outstanding, all calculated using the treasury stock method, as applicable. RSUs are dilutive if the shares to be granted (assuming the end of the reporting period is the end of the measurement of any required market and performance achievement) exceed the shares assumed to be repurchased under the treasury stock method (using related unamortized compensation costs as proceeds). Shares to be issued under the ESPP are dilutive if the estimated shares to be purchased under the plan based on current enrollment elections exceed the shares assumed to be repurchased under the treasury stock method (using both employee ESPP contributions and related unamortized compensation costs as proceeds).Cash and Cash EquivalentsCash and cash equivalents include unrestricted cash and highly-liquid money market instruments. Highly-liquid money market instruments include securities and repurchase agreements with original maturities of three months or less, money market mutual funds, and United States Treasury Bills with maturities of 30 days or less. Restricted CashRestricted cash primarily includes escrow accounts held by lenders for reserves or funds to pay real estate taxes, if any. The Company did not have any restricted cash as of DecemberÂ 31, 2024 or 2023. Determination of Fair ValuesThe Company uses fair values in the preparation of the financial statements and related footnote disclosures under the Fair Value Hierarchy prescribed by GAAP. The hierarchy is used for recording fair value of investments in real estate debt (see note 5), disclosing fair values of debt as of the balance sheet date (see note 9), and recording cash flow hedges (see note F-13Table of Contents10). The determinations of fair value for investments in real estate debt are made based on Level 3 inputs when Level 2 inputs are not available. Determinations of fair value of debt and for recording of cash flow hedges are based on Level 2 inputs. Inputs are described more fully in the respective footnotes. Fair values used for stock compensation are based on the assumptions and methodologies described in note 15 and are excepted from the Fair Value Hierarchy disclosure requirements.Use of EstimatesThe preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.3.Â Â Â Â REAL ESTATE In December 2024, the Company acquired Sail Tower in Austin and Vantage South End in Charlotte. The assets acquired and liabilities assumed were recorded at relative fair value as determined by management, with the assistance of third party specialists, based on information available at the acquisition date and on current assumptions to future operations. The following table summarizes the acquisition transactions ($ in thousands):Sail TowerVantage South EndClosing Purchase Price$521,775Â $328,500Â Acquisition DateDecember 2024December 2024Square Feet804,000Â 639,000Â MarketAustinCharlottePurchase Price Allocation Tangible assetsOperating properties$578,576Â $299,305Â Intangible and other assetsIn-place leases (1)48,497Â 29,885Â Above market leases (1)â€”Â 4,898Â Prepaid expenses28Â 78Â 48,525Â 34,861Â Intangible and other liabilitiesBelow market leases (1)(72,369)(5,124)Tenant allowance payable(32,238)â€”Â Accounts payable and other liabilities(11,270)(1,705)(115,877)(6,829)Total net assets acquired (2)$511,224Â $327,337Â (1) The intangible assets and liabilities will be amortized over a weighted average remaining lease term of 11 years from the acquisition dates.(2) Represents net purchase price, including acquisition costs of $691,000 and $463,000, as well as net operating liabilities acquired through closing prorations of $11.3Â million and $1.7Â million for Sail Tower and Vantage South End, respectively.The Sail Tower purchase price allocation includes a payable to the building's single office tenant for tenant improvements owned by the Company and completed prior to closing. This $32.2Â million is due to the tenant in June 2025 and is included in accounts payable and accrued expenses on the Companyâ€™s consolidated balance sheets as of DecemberÂ 31, 2024.In September 2023, the Company sold a 10.4 acre land parcel in Atlanta for a gross sales price of $4.25Â million and recorded a gain of $507,000.F-14Table of Contents4.Â Â Â Â GROUND LEASESAt DecemberÂ 31, 2024, the Company had four properties subject to operating ground leases with a weighted average remaining term of 76 years. At DecemberÂ 31, 2024, the Company had right-of-use assets from operating ground leases of $45.2 million included in operating properties or land on the consolidated balance sheet. At DecemberÂ 31, 2024, the Company had lease liabilities for operating ground leases of $50.0 million included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at DecemberÂ 31, 2024 was 4.3%. In February 2024, the Company paid $3.8Â million under the provisions of a finance ground lease to purchase the fee interest in land previously controlled by the Company through that lease. At DecemberÂ 31, 2024, the Company had no right-of-use assets or liabilities related to finance ground leases.At DecemberÂ 31, 2023, the Company had four properties subject to operating ground leases with a weighted average remaining lease term of 77 years and one finance ground lease with a remaining term of two years. At DecemberÂ 31, 2023, the Company had right-of-use assets from operating ground leases of $45.5Â million included in operating properties or land on the consolidated balance sheet and right-of-use assets from finance ground leases of $3.7Â million included in land on the consolidated balance sheet. At DecemberÂ 31, 2023, the Company had lease liabilities for operating and finance ground leases of $49.8Â million and $3.6Â million, respectively, included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at DecemberÂ 31, 2023 was 4.3%. Rental payments on these ground leases are adjusted periodically based on either the Consumer Price Index, changes in developed square feet on the underlying leased asset, or on a pre-determined schedule. The monthly payments on a pre-determined schedule are recognized on a straight-line basis over the terms of the respective leases while payments resulting from changes in the Consumer Price Index or future development are reflected in the statement of operations at the time of the change.For the years ended DecemberÂ 31, 2024, 2023, and 2022, the Company recognized operating ground lease expense of $2.8Â million, $2.9 million, and $2.9 million, respectively. For the years ended DecemberÂ 31, 2024 and 2023, the Company had $128,000 and $155,000, respectively, of variable lease expenses related to ground lease expense. For the year ended December 31, 2022, the Company had no variable lease expenses related to ground lease expense. Additionally, the Company recognized interest expense related to finance ground leases of $27,000, $162,000, and $162,000 in 2024, 2023, and 2022, respectively. For each of the years ended DecemberÂ 31, 2024, 2023, and 2022, the Company paid $2.1 million in cash related to operating ground leases and, excluding the purchase of fee interest noted above, made $39,000, $162,000, and $162,000 in cash payments related to financing ground leases, respectively. The following table represents the undiscounted cash flows of our scheduled obligations for future minimum payments for ground leases as of DecemberÂ 31, 2024, with a reconciliation of these cash flows to the related ground lease liabilities in accordance with ASC 842 ($ in thousands):Operating Ground Leases2025$1,958Â 20262,006Â 20272,010Â 20282,022Â 20292,022Â Thereafter169,268Â $179,286Â Discount(129,283)Lease liability$50,003Â F-15Table of Contents5.Â INVESTMENTS IN REAL ESTATE DEBTIn the second quarter of 2024, the Company acquired two mezzanine real estate loans for $27.2Â million, which are subordinated to the first priority mortgage loans. These loans have a weighted average spread in excess of Term Secured Overnight Financing Rate ("SOFR") of 8.68%. The borrowers have additional borrowing capacity under these loans, for which the Company funded $2.0Â million during the year ended DecemberÂ 31, 2024. The Company's unfunded share of additional borrowing capacity is $7.8Â million as of DecemberÂ 31, 2024. In the fourth quarter of 2024, the Company acquired one mortgage loan at par for $138.0Â million. This mortgage was secured by Saint Ann Court, a 320,000 square foot office property in Dallas, had a maturity of December 7, 2024, and had a spread in excess of SOFR of 3.66%. Subsequent to year end, on January 7, 2025, the borrower repaid the $138.0Â million loan and paid the interest in full. For the period from the maturity date through repayment, the loan incurred additional default interest of 5%.The details of these real estate debt investments as of DecemberÂ 31, 2024 are as follows ($ in thousands):CollateralCarrying Value and Fair Value Variable Rate (1)Maturity Date110 East - Pledge of equity interests (2)Charlotte, NC, Office Building$16,559Â 13.40Â %February 2026Radius - Pledge of equity interests (2)Nashville, TN, Office Building12,660Â 12.65Â %June 2025Saint Ann - Pledge of assetDallas, TX, Office Building138,000Â 8.06Â %(3)December 2024$167,219Â (1) Represents the variable interest rate at DecemberÂ 31, 2024, including a SOFR base rate of 4.40%.(2) The first priority lender of these two mortgage loans had a combined balance of $152.7Â million as of DecemberÂ 31, 2024.(3) Excludes the additional default of interest of 5% in effect from December 7, 2024, through the January 7, 2025 payoff.The Company did not have any investment in real estate debt as of December 31, 2023 or 2022. Each loan provides the borrower with an opportunity to extend the maturity date, subject to certain conditions. The extended maturity dates are February 2027 on the 110 East loan and June 2026 on the Radius loan. For the year ended DecemberÂ 31, 2024, the Company believes the fair value of the investments in real estate debt approximates its invested carrying value and, therefore, did not record any unrealized gain or loss on its investments in real estate debt based on these recent executed market transactions (Level 2). In subsequent periods, the Company may make adjustments to the carrying values of these loan investments if any are required through application of the fair value hierarchy provided for under GAAP.F-16Table of Contents6.Â Â Â Â INVESTMENT IN UNCONSOLIDATED JOINT VENTURESThe following information summarizes financial data and principal activities of the Companyâ€™s unconsolidated joint ventures. The information included in the following table entitled summary of financial position is as of DecemberÂ 31, 2024 and 2023 ($ in thousands). SUMMARYÂ OFÂ FINANCIALÂ POSITIONTotal AssetsTotal LiabilitiesTotal Equity (Deficit)Company'sÂ InvestmentÂ 20242023202420232024202320242024Â 2023Â Operating Properties:AMCO 120 WT Holdings, LLC$74,984Â $80,694Â $1,254Â $2,052Â $73,730Â $78,642Â $13,503Â $14,506Â Crawford Long - CPI, LLC 19,306Â 22,001Â 83,571Â 84,563Â (64,265)(62,562)(31,626)(1)(31,066)(1)Neuhoff Holdings LLC 573,495Â 477,780Â 306,055Â 251,477Â 267,440Â 226,303Â 150,376Â 124,543Â TL CO Proscenium JV, LLC86,517Â â€”Â 3,889Â â€”Â 82,628Â â€”Â 16,768Â â€”Â Land:715 Ponce Holdings LLC9,442Â 9,325Â 57Â 1Â 9,385Â 9,324Â 4,831Â 4,782Â $763,744Â $589,800Â $394,826Â $338,093Â $368,918Â $251,707Â $153,852Â $112,765Â (1)These negative balances are included in deferred income on the consolidated balance sheets.The information included in the summary of operations table is for the years ended DecemberÂ 31, 2024, 2023, and 2022 ($ in thousands).SUMMARYÂ OFÂ OPERATIONSTotal RevenuesNet Income (Loss)Company's Income (Loss)from Investment20242023202220242023202220242023202220232022Operating Properties:AMCO 120 WT Holdings, LLC$10,947Â $11,407Â $10,844Â $1,450Â $2,822Â $3,245Â $271Â $562Â $632Â Crawford Long - CPI, LLC 13,371Â 13,097Â 13,298Â 3,047Â 3,692Â 4,530Â 1,393Â 1,709Â 2,117Â Neuhoff Holdings LLC (1)3,431Â 214Â 140Â (7,203)(120)94Â (4,224)(77)47Â TL CO Proscenium JV, LLC7,606Â â€”Â â€”Â (893)â€”Â â€”Â (267)â€”Â â€”Â Land:715 Ponce Holdings LLC177Â 268Â 287Â 61Â 177Â 183Â 31Â 88Â 91Â Sold and Other:Carolina Square Holdings LPâ€”Â â€”Â 12,071Â â€”Â 48Â 503Â â€”Â 24Â 164Â HICO Victory Center LPâ€”Â â€”Â 92Â â€”Â (14)6,735Â â€”Â (7)4,546Â Other â€”Â â€”Â 28Â â€”Â â€”Â (12)â€”Â â€”Â 103Â $35,532Â $24,986Â $36,760Â $(3,538)$6,605Â $15,278Â $(2,796)$2,299Â $7,700Â (1)The Neuhoff Holdings LLC properties have commenced initial operations, but are not yet stabilized.Joint Ventures with Operating PropertiesAMCO 120 WT Holdings, LLC ("AMCO") â€” AMCO is a joint venture between the Company, with a 20% interest, and affiliates of AMLI Residential, with an 80% interest, formed to develop, own, and operate 120 West Trinity, a mixed-use property in Decatur, Georgia. The property contains 52,000

square feet of commercial space and 330 apartment units. The assets of the venture in the above table include cash balances of $1.0Â million and $1.5Â million at DecemberÂ 31, 2024 and 2023, respectively. Crawford Longâ€”CPI, LLC ("Crawford Long") â€” Crawford Long is a 50-50 joint venture between the Company and Emory University that owns Emory University Hospital Midtown, a 358,000 square foot medical office building located in Atlanta, Georgia. In May 2023, Crawford Long refinanced the mortgage loan for the Medical Offices at Emory Hospital property. This $83.0Â million interest-only mortgage loan has a fixed interest rate of 4.80% and matures in June 2032. The mortgage loan is non-recourse to the Company. However, the Company does provide a customary "non-recourse carve-out guaranty". The total liabilities in the table above include $82.4Â million and $82.3Â million related to this mortgage loan as of DecemberÂ 31, 2024 and 2023, respectively. The assets of the venture in the above table include cash balances of $2.0 million and $2.9Â million at DecemberÂ 31, 2024 and 2023, respectively.F-17Table of ContentsNeuhoff Holdings LLC ("Neuhoff") â€” Neuhoff is a 50-50 joint venture between the Company and Neuhoff Acquisition LLC formed for the purpose of developing a $589.1 million mixed-use property in Nashville, Tennessee. The project consists of 450,000 square feet of commercial space and 542 apartment units. The Company made an initial contribution of $35.1Â million for its interest in the land and development costs incurred prior to joint venture formation. In addition to the existing assets of the joint venture, Neuhoff also has rights to adjacent parcels for future development. In September 2021, the joint venture closed on a construction loan with a borrowing capacity up to $312.7Â million that matures in September 2025 with one 12-month extension, subject to conditions. The Company and its 50-50 partner guarantee their respective halves of the borrower's obligations to pay certain required equity contributions and project carrying costs, as well as timely completion of project construction; and the Company and its partner provide a customary non-recourse carve-out guaranty. In April 2023, the interest rate on the loan changed from the LIBOR to SOFR plus 3.45%, with a minimum rate of 3.60%. Prior to April 2023, the loan bore interest at London Interbank Offering Rate ("LIBOR") plus 3.45%. The total liabilities in the table above include $275.1Â million and $219.8Â million related to this construction loan as of DecemberÂ 31, 2024 and 2023, respectively. The assets of the venture in the above table include cash balances of $9.9 million and $507,000 at DecemberÂ 31, 2024 and 2023, respectively. TL CO Proscenium, LLC ("Proscenium") â€” Proscenium is a joint venture between the Company, with a 20% interest, and Town Lane, with an 80% interest, formed in August 2024 to purchase, own, and operate an office property in Midtown Atlanta, Georgia. In August 2024, concurrent with formation, Proscenium acquired the 525,000 square foot office property for a gross purchase price of $83.3Â million, of which the Company funded $16.7Â million. The assets of the venture in the above table include a cash balance of $3.3Â million at DecemberÂ 31, 2024.Joint Ventures with Land Holdings715 Ponce Holdings LLC ("715 Ponce") â€” 715 Ponce is a 50-50 joint venture between the Company and 715 Acquisition LLC formed for the purpose of a future development in Midtown Atlanta, Georgia. The Company made an initial contribution of $4.0Â million for its interest in the land held by the joint venture. The assets of the venture in the above table include a cash balance of $38,000 and $42,000 at DecemberÂ 31, 2024 and 2023, respectively.Sold and Other Joint VenturesCarolina Square Holdings LP ("Carolina Square") â€” Carolina Square was a 50-50 joint venture between the Company and NR 123 Franklin LLC, that owned and operated a mixed-use property in Chapel Hill, North Carolina. In September 2022, the Company sold its 50% interest in Carolina Square to its partner for a gross sales price of $105.0Â million. The Company recognized a gain of $56.3Â million on the sale of its interest in Carolina Square, net of $179,000 of state income tax.HICO Victory Center LP ("HICO") â€” HICO is a joint venture between the Company and Hines Victory Center Associates Limited Partnership ("Hines Victory"), which owned a land parcel in Dallas, Texas. The Company funded 75% of the cost of land while Hines Victory funded 25%. Pursuant to the joint venture agreement, all predevelopment expenditures, other than land, were funded equally by the partners. In June 2022, HICO sold the land parcel for a gross price of $23.1Â million. The Company's share of the $6.8Â million gain from the transaction was $4.5Â million and is included in income from unconsolidated joint ventures on the statements of operations. The Company accounted for its investment in HICO under the equity method because it did not control the activities of the venture. The Company recognizes development, leasing, and management fees, including salary and expense reimbursements, from unconsolidated joint ventures. For the years ended DecemberÂ 31, 2024, 2023, and 2022, the Company recognized $1.5 million, $1.2 million, and $2.8 million of joint venture management fees, respectively.F-18Table of Contents7.Â Â Â Â INTANGIBLE ASSETS AND LIABILITIESAt DecemberÂ 31, 2024 and 2023, intangible assets and liabilities included the following ($ in thousands):20242023Intangible Assets:In-place leases, net of accumulated amortization of $135,945 and $135,433 in 2024 and 2023, respectively$139,704Â $80,117Â Below-market ground leases, net of accumulated amortization of $2,572 and $2,260 in 2024 and 2023, respectively16,681Â 16,992Â Above-market leases, net of accumulated amortization of $24,190 and $24,918 in 2024 and 2023, respectively13,930Â 11,884Â Goodwill1,674Â 1,674Â Â Â Â Â Â $171,989Â $110,667Â Intangible Liabilities:Below-market leases, net of accumulated amortization of $56,982 and $50,475 in 2024 and 2023$111,221Â $42,193Â For the years ended DecemberÂ 31, 2024, 2023, and 2022, the amortization of the above asset and liabilities are recorded as follows ($ in thousands):202420232022Revenues:Rental property revenues, net (Below-market and Above-market leases)$6,142Â $6,876Â $6,446Â Expenses:Depreciation and amortization (In-place leases)18,793Â 21,964Â 27,458Â Rental property operating and other expenses (Below-market ground leases)318Â 400Â 411Â Aggregate net amortization expense related to intangible assets and liabilities was $13.0 million, $15.5 million, and $21.4 million for the years ended DecemberÂ 31, 2024, 2023, and 2022, respectively. Over the next five years and thereafter, aggregate amortization of these intangible assets and liabilities is anticipated to be as follows ($ in thousands): In-Place LeasesBelow-Market Ground LeasesAbove-Market LeasesBelow-Market LeasesTotal2025$21,701Â $282Â $2,679Â $(13,709)$10,953Â 202619,348Â 282Â 2,291Â (12,490)9,431Â 202716,762Â 282Â 1,870Â (10,955)7,959Â 202813,942Â 282Â 1,761Â (9,808)6,177Â 202 average remaining lease term9 years62 years7 years11 yearsF-19Table of Contents8.Â Â Â Â OTHER ASSETSAt DecemberÂ 31, 2024 and 2023, other assets included the following ($ in thousands):Â 20242023Â Â Â Â Predevelopment costs $58,224Â $56,600Â Lease inducements, net of accumulated amortization of $8,181 and $5,860 in 2024 and 2023, respectively11,024Â 10,537Â Furniture, fixtures, and equipment and other deferred costs, net of accumulated depreciation of $20,004 and $18,564 in 2024 and 2023, respectively9,491Â 10,631Â Â Â Â Â Â Prepaid expenses and other assets4,492Â 8,704Â Credit Facility deferred financing costs, net of accumulated amortization of $3,416 and $2,131 in 2024 and 2023, respectively2,988Â 4,273Â $86,219Â $90,745Â Predevelopment costs represent amounts that are capitalized related to predevelopment projects on land owned by the Company that has been determined to be probable of future development.Lease inducements are incentives paid to tenants in conjunction with leasing space, such as moving costs, sublease arrangements of prior space, and other costs. These amounts are amortized into rental revenues over the individual underlying lease terms.F-20Table of Contents9.Â Â Â Â NOTES PAYABLEThe following table summarizes the terms of notes payable outstanding at DecemberÂ 31, 2024 and 2023 ($ in thousands):DescriptionInterest Rate (1)Maturity (2)20242023Unsecured Notes:Credit Facility5.185%April 2027$112,332Â $185,100Â Public Senior Notes5.875%October 2034500,000Â â€”Â Public Senior Notes5.375%February 2032400,000Â â€”Â Term Loan (3)5.433%September 2025400,000Â 400,000Â Privately Placed Senior Note3.95%July 2029275,000Â 275,000Â Term Loan (4)5.41%August 2025250,000Â 350,000Â Privately Placed Senior Note3.91%July 2025250,000Â 250,000Â Privately Placed Senior Note3.86%July 2028250,000Â 250,000Â Privately Placed Senior Note3.78%July 2027125,000Â 125,000Â Privately Placed Senior Note4.09%July 2027100,000Â 100,000Â 2,662,332Â 1,935,100Â Secured Mortgage Notes:Terminus (5)6.34%January 2031221,000Â 221,000Â Fifth Third Center3.37%October 2026122,802Â 126,548Â Colorado Tower3.45%September 2026104,080Â 106,862Â Domain 103.75%November 2024â€”Â 72,558Â 447,882Â 526,968Â Â Â Â $3,110,214Â $2,462,068Â Unamortized original issue discount(3,560)â€”Â Unamortized loan costs(10,988)(4,441)Total Notes Payable$3,095,666Â $2,457,627Â (1) Interest rate as of DecemberÂ 31, 2024.(2) Weighted average maturity of notes payable outstanding at DecemberÂ 31, 2024 was 4.2 years. Unexercised extension options are not included.(3) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the first of four available six month extension options. The extension will be effective March 3, 2025.(4) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the second of four available 180 day extension options. The extension will be effective February 26, 2025.(5) Represents $123.0Â million and $98.0Â million non-cross-collateralized mortgages secured by the Terminus 100 and Terminus 200 buildings, respectively. Credit FacilityOn May 2, 2022, the Company entered into a Fifth Amended and Restated Credit Agreement (the "Credit Facility") under which the Company may borrow up to $1Â billion if certain conditions are satisfied. The Credit Facility contains financial covenants that require, among other things, the maintenance of unencumbered interest coverage ratio of at least 1.75x; a fixed charge coverage ratio of at least 1.50x; a secured leverage ratio of no more than 50%; and an overall leverage ratio of no more than 60%. The Credit Facility matures on April 30, 2027.The interest rate applicable to the Credit Facility varies according to the Company's leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.725% and 1.40%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, or (iv) 1.00%, plus a F-21Table of Contentsspread of between 0.00% and 0.40%, based on leverage. In addition to the interest rate, the Credit Facility is also subject to a annual facility fee of 0.125% to 0.30%, depending on the Company's credit rating and leverage ratio, on the entire $1Â billion capacity.In April 2024, the Company notified the administrative agent of the Credit Facility of the Company's receipt of corporate investment grade ratings. These ratings reduced the Credit Facility's Adjusted SOFR spread and facility fee range effective April 17, 2024. Changes in the Company's investment grade ratings may result in additional adjustments to the applicable spread and facility fee. Prior to AprilÂ 17, 2024, the applicable spread was between 0.90% and 1.40% and the facility fee range was 0.15% to 0.30%, depending on leverage.At DecemberÂ 31, 2024, the Credit Facility's interest rate spread over Adjusted SOFR was 0.775%, and the facility fee spread was 0.15%. The amount that the Company may draw under the Credit Facility is a defined calculation based on the Company's unencumbered assets and other factors. The total available borrowing capacity under the Credit Facility was $887.7 million at DecemberÂ 31, 2024. The amounts outstanding under the Credit Facility may be accelerated upon the occurrence of any events of default.Term LoansOn October 3, 2022, the Company entered into a Delayed Draw Term Loan Agreement (the "2022 Term Loan") and borrowed the full $400Â million available under the loan. The loan had an initial maturity of March 3, 2025 with four consecutive options to extend the maturity date for an additional six months each. In December 2024, the Company exercised the first of the four six month extension options, extending the maturity date to September 3, 2025. Under the 2022 Term Loan the interest rate applicable varies according to the Company's credit rating and leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.80% and 1.60%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of between 0.00% and 0.65%, based on leverage. The covenants under the 2022 Term Loan are the same as the Credit Facility. At DecemberÂ 31, 2024, the spread over the underlying SOFR rates was 0.85% for the 2022 Term Loan.On April 19, 2023, the Company entered into a floating-to-fixed rate swap with respect to $200Â million of the $400Â million 2022 Term Loan through the initial maturity date of March 3, 2025. This swap fixed the underlying SOFR rate at 4.298%. On January 26, 2024, the Company entered into a floating-to-fixed rate swap with respect to remaining $200Â million of the $400Â million 2022 Term Loan through the initial maturity date of March 3, 2025. This swap fixed the underlying SOFR rate at 4.6675% (see note 10). These two swaps fix the underlying SOFR rate for the full $400Â million at a weighted average of 4.483%.On June 28, 2021, the Company entered into an Amended and Restated Term Loan Agreement (the "2021 Term Loan") that amended the former term loan agreement. Under the 2021 Term Loan, the Company has borrowed $350Â million with an initial maturity of August 30, 2024 with four consecutive options to extend the maturity date for an additional 180 days each. In August 2024, the Company paid down $100Â million of the $350Â million outstanding and exercised the first of our four 180 day extension options, extending the maturity date on the remaining $250Â million to February 26, 2025. In December 2024, the Company exercised the second of our four 180 day extension options, extending the maturity date on the remaining $250Â million to August 25, 2025. On September 19, 2022, the Company entered into the First Amendment to the 2021 Term Loan. This amendment aligns covenants and available interest rates, including the addition of SOFR, to that of the Credit Facility. Under the terms of this First Amendment the interest rate applicable to the 2021 Term Loan varies according to the Company's credit rating and leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.85% and 1.65%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of between 0.00% and 0.65%, based on leverage. At DecemberÂ 31, 2024, the spread over the underlying SOFR rates was 1.00% for the 2021 Term Loan.On September 27, 2022, the Company entered into a floating-to-fixed interest rate swap with respect to the $350Â million 2021 Term Loan through the initial maturity date of August 30, 2024. This swap effectively fixed the underlying SOFR rate at 4.234% (see note 10). This swap has expired, and the loan has reverted to the underlying variable SOFR rate. In April 2024, the Company notified the administrative agent of the 2022 Term Loan and 2021 Term Loan of the Company's receipt of corporate investment grade ratings received. These ratings reduced the Adjusted SOFR spread range, effective April 17, 2024. Changes in the Company's investment grade ratings may result in additional adjustments to the applicable spread in the future. Prior to April 17, 2024, the applicable spread was between 1.05% and 1.65% for both the 2022 Term Loan and 2021 Term Loan, depending on leverage.F-22Table of ContentsUnsecured Senior NotesIn December 2024, CPLP issued $400.0Â million in aggregate principal amount of 5.375% public senior notes. Upon issuance of the public senior notes, CPLP received net proceeds of $397.9Â million dollars after an original issue discount of $2.1Â million resulting in an effective interest rate is 5.464%. These public senior notes are fully and unconditionally guaranteed by the Company. The proceeds were used to partially fund the acquisitions of the Sail Tower and Vantage South End properties in December 2024. These public senior notes had issuance costs of $3.6Â million and mature on February 15, 2032.In August 2024, CPLP issued $500.0Â million in aggregate principal amount of 5.875% public senior notes. Upon issuance of these public senior notes, CPLP received net proceeds of $498.5Â million dollars after an original issue discount of $1.5Â million, resulting in an effective interest rate is 5.912%. These public senior notes are fully and unconditionally guaranteed by the Company. The proceeds were used primarily to repay $373.8Â million outstanding on the Credit Facility and repay $100Â million of the $350Â million outstanding on the 2021 Term Loan. These public senior notes had issuance costs of $5.3Â million and mature on October 1, 2034.The Company's public senior notes are subject to certain typical covenants that, subject to certain exceptions, include (a) a limitation on the ability of the Company and CPLP to, among other things, incur additional secured and unsecured indebtedness; (b) a limitation on the ability of the Company and CPLP to merge, consolidate, sell, lease or otherwise dispose of their properties and assets substantially as an entirety; and (c) a requirement that the Company maintain a pool of unencumbered assets. To avoid any such limitations, these covenants require, among other things, maintaining the following financial metrics as defined in the agreement: unencumbered debt ratio of at least 150%; an EBITDA to debt service ratio of at least 1.50x; a secured leverage ratio of no more than 40%; and an overall leverage ratio of no more than 60%.The Company also has privately placed unsecured senior notes of $1.0Â billion that were funded in five tranches. The first tranche of $100Â million is due in 2027 and has a fixed annual interest rate of 4.09%. The second tranche of $250Â million is due in 2025 and has a fixed annual interest rate of 3.91%. The third tranche of $125Â million is due in 2027 and has a fixed annual interest rate of 3.78%. The fourth tranche of $250Â million is due in 2028 and has a fixed annual interest rate of 3.86%. The fifth tranche of $275Â million is due in 2029 and has a fixed annual interest rate of 3.95%.The unsecured senior notes contain financial covenants that are consistent with those of our Credit Facility, with the exception of a secured leverage ratio of no more than 40%. The senior notes also contain customary representations and warranties, both affirmative and negative covenants, and customary events of default. Secured Mortgage NotesIn November 2024, the Company repaid, in full, its Domain 10 mortgage with remaining principal balance of $70.9 million. The mortgage had an interest rate of 3.75%. In December 2022, the Company refinanced mortgages on the Company's two Terminus properties in Atlanta with the existing lender. Under the new mortgages, the maturities were extended from January 2023 to January 2031, the combined principal increased to $221.0Â million, from $178.9Â million. The interest rate for each mortgage increased to 6.34%, from a combined weighted average interest rate of 4.67%. These mortgages are neither cross-collateralized nor cross-defaulted. In October 2022, the Company repaid, in full, its Legacy Union One and Promenade Tower mortgages with remaining principal balances of $66.0Â million and $86.3Â million, respectively. These mortgages had interest rates of 4.24% and 4.27%, respectively.Â Â Â Â As of DecemberÂ 31, 2024, the Company had $447.9 million outstanding on four non-recourse mortgage notes with a weighted average interest rate of 4.85%. All interest rates on the secured mortgage notes are fixed. Assets with depreciated carrying values of $702.7 million were pledged as security on these mortgage notes payable. In addition, the Company provides a customary â€œnon-recourse carve-out guarantyâ€ on each non-recourse loan.Other Debt InformationThe Company is in compliance with all of the covenants related to its unsecured and secured debt.At DecemberÂ 31, 2024 and 2023, the estimated fair value of the Companyâ€™s notes payable was $3.1Â billion and $2.4Â billion, respectively, calculated by discounting the debt's remaining contractual cash flows at estimated rates at which similar loans could have been obtained at DecemberÂ 31, 2024 and 2023. The estimate of the current market rate, which is the most significant input in the discounted cash flow calculation, is intended to replicate debt of

similar maturity and loan-to-F-23Table of Contentsvalue relationship. These fair value calculations are considered to be Level 2 under the guidelines as set forth in ASC 820 as the Company utilizes market rates for similar type loans from third party brokers.For the years ended DecemberÂ 31, 2024, 2023, and 2022, interest was recorded as follows ($ in thousands):202420232022Total interest incurred$135,025Â $123,830Â $87,937Â Interest capitalized(12,549)(18,367)(15,400)Total interest expense$122,476Â $105,463Â $72,537Â Debt MaturitiesFuture principal payments due (including scheduled amortization payments and payments due upon original maturity) on the Company's notes payable at DecemberÂ 31, 2024 are as follows ($ in thousands):Â 2025$906,755Â 2026220,127Â 2027337,332Â 2028250,000Â 2029275,000Â Thereafter1,121,000Â $3,110,214Â 10.Â Â Â Â DERIVATIVE FINANCIAL INSTRUMENTSOn April 19, 2023, the Company entered into a floating-to-fixed interest rate swap ("2023 Swap") with respect to $200Â million of the $400Â million 2022 Term Loan through the initial loan maturity date of March 3, 2025, fixing the underlying SOFR rate for this portion of the loan at 4.298%. On January 26, 2024, the Company entered into a floating-to-fixed interest rate swap ("2024 Swap") with respect to the remaining $200Â million of the $400Â million 2022 Term Loan through the initial maturity date of March 3, 2025, fixing the underlying SOFR rate for this portion of the loan at 4.6675%. These swaps effectively fix the underlying SOFR rate at a weighted average of 4.483% for the entire $400Â million through the initial maturity. As of DecemberÂ 31, 2024, the fair values of the 2023 Swap and 2024 Swap on the 2022 Term Loan resulted in a $10,000 asset and a $115,000 liability, respectively. As of December 31, 2023, the fair value of the 2023 Swap on the 2022 Term Loan resulted in a $555,000 asset. These assets and liabilities are included in other assets and other liabilities, respectively, on the Company's consolidated balance sheets.On September 27, 2022, the Company entered into a floating-to-fixed interest rate swap ("2022 Swap") with respect to the $350Â million 2021 Term Loan through the initial loan maturity date of August 30, 2024. This swap effectively fixed the underlying SOFR rate at 4.234%. The 2022 Swap expired upon its August 30, 2024 maturity and there were no amounts recorded on the Company's balance sheet related to this swap as of DecemberÂ 31, 2024. As of December 31, 2023, the fair value this swap on the 2021 Term Loan resulted in a $1.7Â million asset and is included in other assets on the Company's consolidated balance sheet.The Company's objectives in using interest rate derivatives are to add stability to interest expense and to manage its exposure to interest rate movements. To accomplish this objective, the Company primarily uses interest rate swaps as part of its interest rate risk management strategy. Interest rate swaps designated as cash flow hedges involve the receipt of variable amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. Such derivatives were used to hedge the variable cash flows associated with the 2021 and 2022 Term Loans (referred to as "cash flow hedges").For derivatives designated and that qualify as cash flow hedges of interest rate risk, the gain or loss on the derivative is recorded in Accumulated Other Comprehensive Income and subsequently reclassified into interest expense in the same periods during which the hedged transaction affects earnings. The counterparties under these swaps are major financial institutions, and the swaps contain provisions whereby if the Company defaults on certain of its indebtedness, and such default results in repayment of such indebtedness being, or becoming capable of being, accelerated by the lender, then the Company could also be declared in default under the swaps. There are no collateral requirements related to these swaps.F-24Table of ContentsThe table below presents the effect of the Company's derivative financial instruments on the consolidated statements of operations as of DecemberÂ 31, 2024, 2023, and 2022 ($ in thousands):Cash Flow Hedge:202420232022Amount of income recognized in accumulated other comprehensive income on interest rate derivatives$2,935Â $4,357Â $1,063Â Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense$(5,232)$(3,932)$704Â Total amount of interest expense presented in the consolidated statements of operations$122,476Â $105,463Â $72,537Â Over the next year, we estimate that $105,000 will be recorded as a reduction in accumulated other comprehensive loss and an increase of interest expense.The fair value of these cash flow hedges is determined using observable inputs other than quoted prices in active markets, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the related assets or liabilities. These inputs are considered Level 2 inputs in the fair value hierarchy and the Company engages a third-party expert to determine these inputs. These fair values are determined using the conventional industry methodology of netting the discounted future fixed cash payments and the discounted expected variable cash receipts made between the Company and its counterparties to the cash flow hedges. These variable cash receipts are based on the expectation of future interest rates which are derived from observed market interest rate curves. In addition, any credit valuation adjustments are considered in the fair values to account for potential nonperformance risk to the extent they would be significant inputs to the calculation. For the periods presented, credit valuation adjustments were not considered to be significant inputs.11.Â Â Â Â OTHER LIABILITIESOther liabilities on the consolidated balance sheets as of DecemberÂ 31, 2024 and 2023 included the following ($ in thousands):20242023Ground lease liability$50,003Â $53,348Â Prepaid rent41,949Â 34,872Â Security deposits17,043Â 15,050Â Other liabilities1,717Â 1,560Â $110,712Â $104,830Â 12.Â Â Â Â COMMITMENTS AND CONTINGENCIESCommitments As a lessor, the Company had a total of $111.8 million in future obligations under leases to fund tenant improvements and other future construction obligations at DecemberÂ 31, 2024. Additionally, the Company had $7.8Â million of future funding commitments related to investments in real estate debt at DecemberÂ 31, 2024 as discussed in note 5.LitigationThe Company is subject to various legal proceedings, claims, and administrative proceedings arising in the ordinary course of business, some of which are expected to be covered by liability insurance. Management makes assumptions and estimates concerning the likelihood and amount of any potential loss relating to these matters using the latest information available. The Company records a liability for litigation if an unfavorable outcome is probable and the amount of loss or range of loss can be reasonably estimated. If an unfavorable outcome is probable and a reasonable estimate of the loss is a range, the Company accrues the best estimate within the range. If no amount within the range is a better estimate than any other amount, the Company accrues the minimum amount within the range. If an unfavorable outcome is probable but the amount of the loss cannot be reasonably estimated, the Company discloses the nature of the litigation and indicates that an estimate of the loss or range of loss cannot be made. If an unfavorable outcome is reasonably possible and the estimated loss is material, the Company discloses the nature and estimate of the possible loss of the litigation. The Company does not F-25Table of Contentsdisclose information with respect to litigation where an unfavorable outcome is considered to be remote or where the estimated loss would not be material. Based on current expectations, such matters, both individually and in the aggregate, are not expected to have a material adverse effect on the liquidity, results of operations, business, or financial condition of the Company.13.Â Â Â Â STOCKHOLDERS' EQUITYIn December 2024, the Company entered into an underwriting agreement between the Company and J.P. Morgan Securities LLC ("JPM") with respect to the issue and sale by the Company and the purchase by JPM of 9,500,000 shares of the Company's common stock, par value $1.00 per share, at a price of $29.765 per share. The issuance resulted in net proceeds to the Company of $282.4Â million after offering expenses. These proceeds were used to fund a portion of the purchase of the Sail Tower operating property.In November 2024, the Company entered into an underwriting agreement between the Company and BofA Securities, Inc. ("BofA") with respect to the issue and sale by the Company and the purchase by BofA of 6,000,000 shares of the Company's common stock, par value $1.00 per share, at a price of $31.01 per share. The issuance resulted in net proceeds to the Company of $185.3Â million after offering expenses. These proceeds were used to fund a portion of the purchase of the Vantage South End operating property.In the third quarter of 2021, the Company entered into an Equity Distribution Agreement ("EDA") with six financial institutions known as an at-the-market stock offering program ("ATM program"), under which the Company may offer and sell shares of its common stock from time to time in "at-the-market" offerings with an aggregate gross sales price of up to $500Â million. In connection with the ATM program, Cousins may, at its discretion, enter into forward equity sale agreements ("Forward Sales"). The use of Forward Sales would allow the Company to lock in a share price on the sale of shares of its common stock at the time the agreement is executed, but defer receiving the proceeds from the sale of shares until a later date, allowing the Company to better align such funding with its capital needs. Sales of shares of Cousins' stock through its banking relationships, if any, are made in amounts and at times to be determined by Cousins, but the Company has no obligation to sell any of the shares in the offering and may suspend sales in connection with the offering at any time. Sales of Cousins' common stock under Forward Sales, if undertaken, meet the derivatives and hedging guidance scope exception as the contracts are related to the Company's own stock. In February 2023, the Company filed a Form S-3 to renew the registration of its authorized shares. In conjunction with that Form S-3 filing, the Company entered into an Amendment to the EDA to allow for the continued issuance of shares under this ATM program. To date, the Company has issued 2.6Â million shares for a gross sales price of $105.1Â million under the ATM program which generated cash proceeds of $101.4Â million, net of $1.1Â million of compensation to be paid with respect to Forward Sales, $1.7Â million of dividends owed during the period the Forward Sales were outstanding, and $900,000 of other transaction related costs. The Company did not issue any shares under the ATM program during the years ended DecemberÂ 31, 2024 and 2023, and did not have any outstanding Forward Sales for the sale of its common stock as of DecemberÂ 31, 2024 or 2023.The annual offering periods for the Cousins Employee Stock Purchase Plan ("ESPP") ended on November 30, 2024, 2023, and 2022, respectively. Employees purchased a total of 20,292 shares in 2024, 25,441 shares in 2023, and 22,909 in 2022, respectively, under the ESPP. In 2024, the Company settled the employees' purchase of shares through issuance of Company common stock. In both 2023 and 2022, the Company settled the employees' purchase of shares by selling treasury shares to participants. In 2023, the 25,441 treasury shares sold had a basis of $1.5Â million and, in 2022, the 22,909 treasury shares sold had a basis of $1.3Â million.On FebruaryÂ 6, 2024, the Company retired all 2,536,583 shares of Treasury Stock outstanding. These treasury shares had an average cost basis of $57.44 per share.Ownership Limitations â€” In order to minimize the risk that the Company will not meet one of the requirements for qualification as a REIT, the Company's Articles of Incorporation include certain restrictions on the ownership of more than 3.9% of the Companyâ€™s total common and preferred stock, subject to waiver by the Board of Directors.F-26Table of ContentsDistribution of REIT Taxable Income â€” The following reconciles dividends paid and dividends applied in 2024, 2023, and 2022 to meet REIT distribution requirements ($ in thousands):202420232022Common dividends$195,413Â $194,144Â $192,275Â Dividends treated as taxable compensation to employees(1,214)(308)(231)Dividends in excess of current year REIT distribution requirements(41,356)(39,933)â€”Â Dividends applied to meet current year REIT distribution requirements$152,843Â $153,903Â $192,044Â Tax Status of Distributions â€” The following summarizes the components of the taxability of the Companyâ€™s common stock distributions for the years ended DecemberÂ 31, 2024, 2023, and 2022:TotalÂ DistributionsPer ShareOrdinaryDividends (1)Long-TermCapitalÂ GainNon Dividend DistributionsUnrecapturedSection 1250GainSection 1061 One Year Amounts Disclosure (2)Section 1061 Three Year Amounts Disclosure (2)2024$1.280000Â $1.007420Â $â€”Â $0.272580Â $â€”Â $â€”Â $â€”Â 2023$1.280000Â $1.008002Â $0.008302Â $0.263696Â $â€”Â $0.008302Â $0.008302Â 2022$1.270000Â $0.880788Â $0.3 of the amounts included in Ordinary Dividends is treated as "qualified REIT dividends" for purposes of section 199A of the Internal Revenue Code. None of the amounts are section 897 gains attributable to the disposition of U.S. real property interests for foreign shareholders. (2)Total Capital Gain Distributions for purposes of section 1061 of the Internal Revenue Code. Section 1061 is generally applicable to direct and indirect holders of "applicable partnership interests".14.Â Â Â Â REVENUE RECOGNITIONThe Company categorizes its primary sources of revenue into revenue from contracts with customers and other revenue accounted for as leases under ASC 842 as follows: â€¢Rental property revenues consist of (1) contractual revenues from leases recognized on a straight-line basis over the term of the respective lease; (2) percentage rents recognized once a specified sales target is achieved; (3) parking revenue; (4) termination fees; and (5) the reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses. The Company's leases typically include renewal options and are classified and accounted for as operating leases. Rental property revenues are accounted for using practical expedients included in accordance with the guidance set forth in ASC 842.â€¢Fee income consists of development fees, management fees, and leasing fees earned from unconsolidated joint ventures and from third parties. Fee income is accounted for in accordance with the guidance set forth in ASC 606.For the years ended DecemberÂ 31, 2024, 2023, and 2022, the Company recognized rental property revenues of $847.8 million, $799.0 million, and $753.5 million, respectively, of which $241.3 million, $226.4 million, and $212.3 million, respectively, represented variable rental revenue. For the years ended DecemberÂ 31, 2024, 2023, and 2022, the Company recognized fee and other revenue of $9.0 million, $3.8 million, and $8.8 million, respectively. The following tables set forth the future minimum cash rents to be received by consolidated entities under existing non-cancellable leases as of DecemberÂ 31, 2024 ($ in thousands):December 31, 20242025$608,624Â 2026614,165Â 2027583,548Â 2028539,656Â 2029486,608Â Thereafter1,919,666Â $4,752,267Â F-27Table of ContentsThe Company had a lease with SVB Financial Group ("SVB Financial") at its Hayden Ferry 1 property in Phoenix, Arizona. SVB Financialâ€™s primary subsidiary, Silicon Valley Bank ("SVB"), was placed in receivership by the Federal Deposit Insurance Corporation ("FDIC") on March 10, 2023. On March 17, 2023, SVB Financial filed a voluntary petition for a court-supervised reorganization under Chapter 11 of the US Bankruptcy Code. On March 27, 2023, First Citizen's BancShares, Inc. ("FCB") announced it had purchased SVB Financial's subsidiary, SVB, the primary user of the leased space. In June 2023, the Bankruptcy court approved SVB Financial's request for an order rejecting the lease, with an effective date no later than September 30, 2023. In June 2023, the Company recorded a reduction of revenue of $1.6Â million related to the write-down of net assets associated with this lease at the time that the collection of rents for the term of the lease no longer remained probable. During the three months ended September 30, 2023, the Company recognized $2.3Â million of rental revenue on a cash basis related to base rent lease payments made through September 30, 2023, the effective date of the termination. Any proceeds from our bankruptcy claim will be recognized on a cash basis. Subsequent to year end, in February 2025, the Company sold its claim to a third party for $4.6Â million in cash. During the year ended December 31, 2022, the Company recognized $3.2Â million in fee income in the consolidated statements of operations related to the services provided to Norfolk Southern Railway Company ("NS") under a series of agreements, including a development agreement and consulting agreement, under which the primary objective was delivery of a new corporate headquarters to NS. No fee income related to the services provided to NS was recognized during the years ended December 31, 2024 and 2023.15.Â Â Â Â STOCK-BASED COMPENSATIONThe Company has several types of stock-based compensation â€” restricted stock, restricted stock units ("RSUs") issued under the Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan (the "2019 Plan"), and the ESPP. While the Company's 2019 Plan also allows for the issuance of stock options, none had been issued, were exercised, or were outstanding as of or during any of the periods presented. A portion of the Company's independent directors' compensation is also provided in the form of company stock.The Company's compensation expense in 2024, 2023, and 2022 primarily relates to restricted stock, stock-settled RSUs, and the ESPP. Restricted stock and the stock-settled RSUs are equity-classified awards for which compensation expense per share is fixed. Cash-settled RSUs are liability-classified awards for which the expense fluctuates from period to period dependent, in part, on the Company's stock price. Cash-settled RSUs were last awarded in 2019 and were fully expensed as of December 31, 2023. For 2024, 2023, and 2022, stock-based compensation expense, net of forfeitures, was recorded as follows ($ in thousands):202420232022Equity-classified awards:Restricted stock$4,130Â $3,645Â $3,151Â Market-based RSUs6,8855,0424,073Performance-based RSUs2,0771,4631,173Director grants1,5871,6011,471Employee Stock Purchase Plan10915019114,78811,90110,059Liability-classified awardsService-based RSUsâ€”Â 61Â (146)Dividend equivalent unitsâ€”Â â€”Â 69Â â€”Â 61Â (77)Total stock-based compensation expense$14,788Â $11,962Â $9,982Â On April 23, 2019, the Company's stockholders approved the 2019 Plan which allows the Company to issue awards of stock options, stock grants, or stock appreciation rights to employees and directors. The 2019 Plan also allows the Company to issue awards to employees that are paid in cash or stock on the vesting date in an amount equal to the fair market value, as defined, of one share of the Companyâ€™s stock. As of DecemberÂ 31, 2024, approximately 1.3Â million shares were authorized to be awarded pursuant to the 2019 Plan.F-28Table of Contents Equity-Classified AwardsSince 2020, the Company has annually granted three types of equity-classified awards to key employees: (1) RSUs based on the total stockholder return ("TSR) of the Company, as defined, relative to that of office peers included in a published office REIT index (the "Market-based RSUs"), (2) RSUs based on theÂ ratio of cumulative funds from operations ("FFO") per share to targeted cumulative FFO per share (the â€œPerformance-based RSUsâ€), and (3) restricted stock. In February 2023, the Company made modifications to its Market-based RSUs awards granted in 2022, 2021, and 2020. The modifications were made to clarify the definition of the peer group used to measure TSR award achievement. The additional compensation expense recognized related to these modifications was not significant.The RSU awards are equity-classified awards to be settled in stock, net of any tax withholding, with issuance dependent upon the attainment of required service, market, and performance criteria. For the Market-based RSUs, the Company expenses an estimate of the fair value of the awards on the grant date, calculated using a Monte Carlo valuation at grant date, ratably over the three-year vesting period, adjusting only for forfeitures when they occur. The expense of these Market-based RSUs is not adjusted for the number of awards that actually vest. For the Performance-based RSUs, the Company expenses the awards over the three-year vesting period using the grant date fair market value of the Company's stock on the grant date. The expense is recognized ratably over the vesting period and adjusted each quarter based on the number of shares expected to vest and for forfeitures when they occur. The measurement period for both the Market-based and Performance-based RSUs is three years starting on January 1 of the year of issuance and ending on December 31 of the third year. The

ultimate settlement of these awards can range from 0% to 200% of the targeted number of units depending on the achievement of the market and performance metrics described above. In 2024, 2023, and 2022, the Company granted, at target, 293,887, 234,902, and 141,899 of RSUs, respectively, to employees, which vest on December 31 of the last year of the respective three-year FFO and TSR measurement period. The Company estimates future expense for all stock-settled RSUs outstanding at DecemberÂ 31, 2024 to be $7.0Â million (using estimated vesting percentages for Performance-based RSUs as of DecemberÂ 31, 2024), which will be recognized over a weighted-average period of 1.7 years.In 2024, 2023, and 2022, the Company granted 204,004, 164,221, and 99,758 shares, respectively, of restricted stock to employees, which vest ratably over three years from the issuance date. The Company records restricted stock in common stock and additional paid-in capital at fair value on the grant date, with the offsetting deferred compensation also recorded in additional paid-in capital. The Company records compensation expense over the vesting period. As of DecemberÂ 31, 2024, the Company had $5.0 million of unrecognized compensation cost included in additional paid-in capital related to restricted stock, which will be recognized over a weighted average period of 1.3 years. The total vesting date fair value of the restricted stock which vested during 2024, 2023, and 2022 was $2.7 million, $2.4 million, and $2.9 million, respectively.The following table summarizes equity-classified employee stock compensation award activity for the years ended DecemberÂ 31, 2024, 2023, and 2022 (shares in thousands):202420232022Restricted Stock and RSUsWeighted Average Fair Market Value at GrantRestricted Stock and RSUsWeighted Average Fair Market Value at GrantRestricted Stock and RSUsWeighted Average Fair Market Value at GrantRestricted stock and RSUs unvested at beginning of the year629Â $34.16463Â $39.91409Â $38.63Granted498Â $28.73399Â $29.31242Â $43.30Vested(252)$39.47(225)$37.28(169)$41.54Forfeited(13)$31.41(8)$37.60(19)$41.05Restricted stock and RSUs unvested at end of year (1)862Â $29.51629Â $34.16463Â $39.91(1) The targeted number of non-vested stock-settled RSUs and Restricted Stock at DecemberÂ 31, 2024 is 522,858 and 339,479, respectively.F-29Table of ContentsThe Monte Carlo valuation used to determine the grant date fair value of the stock-settled Market-based RSUs included the following assumptions for those RSUs granted in 2024, 2023, and 2022:202420232022Volatility(1)30.5Â %40.5Â %37.7Â %Risk-free rate(2)4.43Â %4.35Â %1.39Â %Stock beta(3)0.96Â %1.03Â %1.02Â %(1) Based on historical volatility over three years using daily stock price.(2) Reflects the yield on three-year Treasury bonds.(3) Betas are calculated with up to three years of daily stock price data.All shares of restricted stock receive dividends and have voting rights during the vesting period. Dividend equivalents for the 2024, 2023, and 2022 RSUs will be settled in cash based upon the number of units vested. The Company accrues for these dividend equivalent units over the measurement period as dividends are declared and they are included in distributions in excess of cumulative net income on the consolidated balance sheets. At December 31, 2024, 2023 and 2022, the Company had no stock options outstanding to key employees or outside directors. In 2024, 2023, and 2022, there were no stock option grants to employees or directors and the Company recognized no compensation expense related to stock options.In 2024, 2023, and 2022, the Company also granted 67,624, 81,909, and 44,549 shares, respectively, of stock to independent members of the board of directors which vested immediately on the issuance date. Liability-Classified AwardsThere were no service-based, market-based, or performance-based liability awards outstanding as of December 31, 2024 or 2023 and the expense related to liability awards for the years ended December 31, 2023, and 2022 was not significant. During 2023 and 2022, total cash paid for all types of cash-settled RSUs and related dividend payments was $1.1Â million and $6.6Â million, respectively.Employee Stock Purchase PlanOn October 26, 2021, the Companyâ€™s board of directors adopted the ESPP, which was approved by stockholders at the 2022 annual meeting. Pursuant to the ESPP, employees may contribute up to 15% of their cash compensation during annual purchase periods for the purchase of Cousinsâ€™ common stock up to an annual maximum of $21,250 per employee. On each purchase period ending November 30, participantsâ€™ individual account balances are used to acquire shares of common stock at 85% of the lower of the Companyâ€™s closing price as of December 1 (the beginning of the purchase period) or November 30 (the end of the purchase period). As of DecemberÂ 31, 2024, 2023, and 2022, 66, 43, and 78 employees, respectively, were enrolled in the plan. During the years ended DecemberÂ 31, 2024, 2023, and 2022, 20,292, 25,441, and 22,909 shares of common stock, respectively, were purchased under the ESPP. The total purchase date fair value of the shares purchased during 2024, 2023, and 2022 was $644,000, $522,000 and $604,000, respectively. Contributions for the purchase period ending November 30, 2024, 2023, and 2022 were $379,000, $444,000, and $514,000. As of DecemberÂ 31, 2024, the Company estimates future expense related to the open purchase period to be $99,000.16.Â Â Â Â RETIREMENT SAVINGS PLANThe Company maintains a defined contribution plan (the â€œRetirement Savings Planâ€) pursuant to SectionÂ 401 of the Internal Revenue Code (the â€œCodeâ€) which covers active regular employees. Employees are eligible to participate in the Retirement Savings Plan immediately upon hire, and pre-tax contributions are allowed up to the limits set by the Code. The Company contributes 3% of an employee's eligible compensation to the plan, which is fully vested after the employee has been with the Company for two years. The Company may change this percentage at its discretion; and, in addition, the Company could decide to make discretionary contributions in the future. The Company contributed $1.1Â million, $1.1 million, and $1.0 million to the Retirement Savings Plan for the 2024, 2023, and 2022 plan years, respectively.F-30Table of Contents17.Â Â Â Â INCOME TAXESThe net income tax benefit differs from the amount computed by applying the statutory federal income tax rate to CTRS' income before taxes as follows ($ in thousands):202420232022AmountRateAmountRateAmountRateFederal income tax benefit (expense)$58Â 21Â %$(149)21Â %$85Â 21Â %State income tax benefit (expense)11Â 4Â %(28)4Â %16Â 4Â %Tax impact of capital loss carryforwardâ€”Â â€”Â %(28)â€”Â %(29)â€”Â %Tax impact of interest and other book to tax timing differences(147)(54)%â€”Â â€”Â %â€”Â â€”Â %Valuation allowance4Â 2Â %1Â â€”Â %(60)(15)%Other74Â 27Â %30Â â€”Â %(12)(10)%Tax expense before utilization of net operating loss carryforward$â€”Â â€”Â %$(174)25Â %$â€”Â â€”Â %Utilization of net operating loss carryforwardâ€”Â â€”Â %174Â (25)%â€”Â â€”Â %Benefit applicable to income (loss) from continuing operations$â€”Â â€”Â %$â€”Â â€”Â %$â€”Â â€”Â %The tax effect of significant temporary differences representing deferred tax assets and liabilities of CTRS as of DecemberÂ 31, 2024 and 2023 are as follows ($ in thousands):20242023Income from unconsolidated joint ventures$27Â $31Â Federal and state tax net operating loss carryforwards1,388Â 1,462Â Interest and other book tax differences147Â â€”Â Federal and state tax capital loss carryforwards152Â 152Â Gross deferred tax asset1,714Â 1,645Â Valuation allowance(1,714)(1,645)Net deferred tax asset after valuation allowance$â€”Â $â€”Â A valuation allowance is required to be recorded against deferred tax assets if, based on the available evidence, it is more likely than not that such assets will not be realized. When assessing the need for a valuation allowance, appropriate consideration should be given to all positive and negative evidence related to this realization. This evidence includes, among other things, the existence of current and recent cumulative losses, forecasts of future profitability, the length of statutory carryforward periods, the Companyâ€™s history with loss carryforwards, and available tax planning strategies.As of DecemberÂ 31, 2024 and 2023, the net deferred tax asset of CTRS equaled $1.7Â million and $1.6Â million, respectively, with a valuation allowance placed against the full amount. The conclusion that a valuation allowance should be recorded as of DecemberÂ 31, 2024 and 2023 was based on the lack of evidence that CTRS could generate future taxable income to realize the benefit of the deferred tax assets. F-31Table of Contents18.Â Â Â Â EARNINGS PER SHAREThe following table sets forth the computation of the basic and diluted earnings per share of the Company's consolidated statements of operations for the years ended DecemberÂ 31, 2024, 2023 and 2022 ($ in thousands, except per share amounts):Â Year Ended December 31202420232022Earnings per common share - basic:Numerator:Net income$46,581Â $83,816Â $167,445Â Net income attributable to noncontrolling interests in CPLP from continuing operations(8)(14)(143)Net income attributable to other noncontrolling interests(611)(839)(509)Â Â Â Â Â Â Â Â Â Â Net income available for common stockholders$45,962Â $82,963Â $166,793Â Denominator:Weighted average common shares - basic153,413Â 151,714Â 150,113Â Net income per common share - basic$0.30Â $0.55Â $1.11Â Earnings per common share - diluted:Numerator:Net income$46,581Â $83,816Â $167,445Â Net income attributable to other noncontrolling interests(611)(839)(509)Net income available for common stockholders before allocation of net income attributable to noncontrolling interests in CPLP$45,970Â $82,977Â $166,936Â Denominator:Weighted average common shares - basic153,413Â 151,714Â 150,113Â Â Â Â Â Â Â Add:Potential dilutive common shares - ESPP2Â â€”Â â€”Â Potential dilutive restrictive stock units - restricted stock units, less shares assumed purchased at market price575Â 301Â 281Â Weighted average units of CPLP convertible into common shares25Â 25Â 25Â Weighted average common shares - diluted154,015Â 152,040Â 150,419Â Net income per common share - diluted$0.30Â $0.55Â $1.11Â 19.Â Â Â Â CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATIONSupplemental information related to cash flows, including significant non-cash activity affecting the consolidated statements of cash flows, for the years ended DecemberÂ 31, 2024, 2023, and 2022 is as follows ($ in thousands):202420232022Interest paid, net of amounts capitalized$107,676Â $100,553Â $70,087Â Income taxes paid (1) â€”Â â€”Â 38Â Non-Cash Transactions:Retirement of treasury stock145,696Â â€”Â â€”Â Common stock dividends declared and accrued55,091Â 49,384Â 48,525Â Tenant improvements recorded in deferred income115,838Â 60,568Â 80,369Â Accrued capital expenditures included in accounts payable and accrued expenses125,791Â 124,337Â 108,497Â (1)This represents state income taxes paid in conjunction with gains from sales transaction. See notes 3 and 6. F-32Table of Contents20. REPORTABLE SEGMENTSThe Company's segments are based on the method of internal reporting with operating segments being each of the operating office properties. These operating segments are aggregated for reporting by geographical area, with these geographical regions being: Atlanta, Austin, Charlotte, Dallas, Phoenix, Tampa, and other markets. Included in other markets for the periods presented are properties located in Houston and Nashville. Company management evaluates the performance of its reportable segments in part based on Net Operating Income ("NOI"). Office Property NOI is regularly reported to the Chief Operating Decision Maker ("CODM") by segment. The CODM is the Company's President and Chief Executive Officer. Each segment includes both consolidated operations and the Company's share of unconsolidated joint venture operations. Segment net income, individually significant components of rental property operating expenses, amount of capital expenditures, and total assets are not presented in this note because the CODM does not utilize these measures when analyzing segments or when making resource allocation decisions. The below presentation has been recast for all years presented to comply with updates to ASC 280 required by Accounting Standards Update 2023-07 "ASU 2023-07," "Segment Reporting" issued by the Financial Accounting Standards Board in November 2023. Information on the Company's segments along with a reconciliation of NOI to net income for years ended DecemberÂ 31, 2024, 2023, and 2022 are as follows ($ in thousands): Year Ended December 31, 2024Rental Property RevenuesRental Property Operating ExpensesNOIAtlanta$309,807Â $109,534Â $200,273Â Austin287,659Â 95,901Â 191,758Â Tampa77,238Â 27,855Â 49,383Â Phoenix60,397Â 15,801Â 44,596Â Charlotte59,008Â 16,844Â 42,164Â Totals$846,936Â $281,789Â $565,147Â Other Non - Office Properties$9,501Â $4,324Â $5,177Â Portfolio Totals$856,437Â $286,113Â $570,324Â Less: Company's share from unconsolidated joint ventures$(12,069)$(5,452)Termination Fees3,405Â â€”Â Consolidated Totals$847,773Â $280,661Â F-33Table of ContentsYear Ended DecemberÂ 31, 2023Rental Property RevenuesRental Property Operating ExpensesNOIAtlanta$295,255Â $101,950Â $193,305Â Austin259,683Â 89,580Â 170,103Â Tampa74,813Â 27,880Â 46,933Â Phoenix60,540Â 16,363Â 44,177Â Charlotte58,348Â 15,224Â 43,124Â Totals$791,644Â $266,259Â $525,385Â Other Non - Office Properties$9,021Â $3,312Â $5,709Â Portfolio Totals$800,665Â $269,571Â $531,094Â Less: Company's share from unconsolidated joint ventures$(8,961)$(3,137)Termination Fees7,343Â â€”Â Consolidated Totals$799,047Â $266,434Â Year Ended December 31, 2022Rental Property RevenuesRental Property Operating ExpensesNOIAtlanta$277,287Â $92,678Â $184,609Â Austin249,790Â 96,984Â 152,806Â Tampa70,991Â 25,803Â 45,188Â Phoenix56,413Â 14,869Â 41,544Â Charlotte55,330Â 14,096Â 41,234Â D Totals$755,229Â $260,082Â $495,147Â Other Non - Office Properties$10,754Â $3,701Â $7,053Â Portfolio Totals$765,983Â $263,783Â $502,200Â Less: Company's share from unconsolidated joint ventures$(14,936)$(5,412)Termination Fees2,464Â â€”Â Consolidated Totals$753,511Â $258,371Â F-34Table of ContentsThe following reconciles Net Income to Net Operating Income for each of the periods presented ($ in thousands):Year Ended December 31,Â 202420232022Net income$46,581Â $83,816Â $167,445Â Fee income(1,761)(1,373)(6,119)Termination fee income(3,405)(7,343)(2,464)Other income(7,224)(2,454)(2,660)General and administrative expenses36,566Â 32,331Â 28,319Â Interest expense122,476Â 105,463Â 72,537Â Depreciation and amortization365,045Â 314,897Â 295,587Â Reimbursed expenses634Â 608Â 2,024Â Other expenses2,097Â 2,128Â 2,134Â Loss (income) from unconsolidated joint ventures2,796Â (2,299)(7,700)Net operating income from unconsolidated joint ventures6,617Â 5,824Â 9,524Â Gain on sales of investments in unconsolidated joint venturesâ€”Â â€”Â (56,267)Loss (gain) on investment property transactions(98)(504)9Â Gain on extinguishment of debtâ€”Â â€”Â (169)Net Operating Income$570,324Â $531,094Â $502,200Â F-35Table of ContentsSCHEDULE IIICOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESREAL ESTATE AND ACCUMULATED DEPRECIATIONDecemberÂ 31, 2024 ($ in thousands)InitialÂ CostÂ toÂ CompanyCostsÂ CapitalizedÂ Subsequentto AcquisitionGrossÂ AmountÂ atÂ WhichÂ CarriedÂ atÂ CloseÂ ofÂ PeriodDescription/MetropolitanÂ AreaEncumbrancesLand andImprovementsBuildings andImprovementsLand andImprovementsless Cost ofSales,Â Transfersand OtherBuilding and ImprovementsÂ less Cost of Sales, TransfersÂ andÂ OtherLand andImprovementsless Cost ofSales,Â Transfersand OtherBuilding and ImprovementsÂ less Cost of Sales, TransfersÂ andÂ OtherTotal (a)(b)AccumulatedDepreciationÂ (a)(b)Date ofConstruction/RenovationDateAcquiredLifeÂ onÂ Which DepreciationÂ in 2024 StatementÂ of Operations is Computed (c)OPERATING PROPERTIESThe Domain$â€”Â $81,876Â $755,143Â $8,129Â $454,539Â $90,005Â $1,209,682Â $1,299,687Â $199,744Â (d)20195 - 40 yearsAustin, TXSail Towerâ€”Â 64,301Â 514,276Â â€”Â â€”Â 64,301Â 514,276Â 578,577Â 700Â â€”20245 - 40 yearsAustin, TXTerminus221,000Â 49,050Â 410,826Â â€”Â 61,628Â 49,050Â 472,454Â 521,504Â 83,879Â â€”20195 - 40 yearsAtlanta, GANorthpark Town Centerâ€”Â 22,350Â 295,825Â â€”Â 78,842Â 22,350Â 374,667Â 397,017Â 120,021Â â€”20145 - 39 yearsAtlanta, GA300 Colorado (e)â€”Â 18,354Â 278,905Â (49)83,363Â 18,305Â 362,268Â 380,573Â 31,022Â 202220215 - 40 yearsAustin, TXCorporate Center (e)â€”Â 2,468Â 272,148Â 15,642Â 76,537Â 18,110Â 348,685Â 366,795Â 97,023Â â€”20165 - 40 yearsTampa, FLBuckhead Plazaâ€”Â 35,064Â 234,111Â â€”Â 81,210Â 35,064Â 315,321Â 350,385Â 70,591Â â€”20165 - 40 yearsAtlanta, GABriarlake Plazaâ€”Â 33,486Â 196,915Â â€”Â 106,066Â 33,486Â 302,981Â 336,467Â 47,601Â â€”20195 - 40 yearsHouston, TXHayden Ferryâ€”Â 13,102Â 262,578Â (252)59,272Â 12,850Â 321,850Â 334,700Â 68,825Â â€”20165 - 40 yearsPhoenix, AZSpring & 8thâ€”Â 28,131Â â€”Â 426Â 301,791Â 28,557Â 301,791Â 330,348Â 73,571Â 201520155 - 40 yearsAtlanta, GAThe Terraceâ€”Â 27,360Â 247,226Â â€”Â 42,754Â 27,360Â 289,980Â 317,340Â 50,328Â â€”20195 - 40 yearsAustin, TX725 Ponceâ€”Â 20,720Â 272,226Â â€”Â 14,817Â 20,720Â 287,043Â 307,763Â 30,202Â â€”20215 - 40 yearsAtlanta, GAVantage South Endâ€”Â 49,723Â 249,581Â â€”Â 11Â 49,723Â 249,592Â 299,315Â 861Â â€”20245 - 40 yearsCharlotte, NCOne Eleven Congressâ€”Â 33,841Â 201,707Â â€”Â 62,174Â 33,841Â 263,881Â 297,722Â 62,864Â â€”20165 - 40 yearsAustin, TXSan Jacinto Centerâ€”Â 34,068Â 176,535Â (579)50,180Â 33,489Â 226,715Â 260,204Â 50,209Â â€”20165 - 40 yearsAustin, TXContinued on next page3344 Peachtree$â€”Â $16,110Â $176,153Â $â€”Â $42,804Â $16,110Â $218,957Â $235,067Â $57,415Â â€”20165 - 40 yearsAtlanta, GAFifth Third Center122,802Â 22,591Â 180,430Â â€”Â 31,237Â 22,591Â 211,667Â 234,258Â 70,560Â â€”20145 - 40 yearsCharlotte, NCPromenade Towerâ€”Â 13,439Â 102,790Â â€”Â 114,789Â 13,439Â 217,579Â 231,018Â 71,888Â â€”20115 - 34 yearsAtlanta, GAThe RailYardâ€”Â 22,831Â 178,323Â â€”Â 1,938Â 22,831Â 180,261Â 203,092Â 24,822Â â€”20205 - 40 yearsCharlotte, NC3350 Peachtreeâ€”Â 16,836Â 108,177Â â€”Â 69,679Â 16,836Â 177,856Â 194,692Â 31,341Â â€”20165 - 40 yearsAtlanta, GAPromenade Centralâ€”Â 19,495Â 62,836Â â€”Â 106,878Â 19,495Â 169,714Â 189,209Â 16,534Â 202220195 - 40 yearsAtlanta, GA100 Millâ€”Â 13,156Â â€”Â 5Â 175,314Â 13,161Â 175,314Â 188,475Â 21,840Â 202220225 - 40 yearsPhoenix, AZAvalonâ€”Â 9,952Â â€”Â 73Â 175,935Â 10,025Â 175,935Â 185,960Â 36,751Â 201620165 - 40 yearsAtlanta, GAColorado Tower (e)104,080Â 1,600Â â€”Â 20,525Â 133,012Â 22,125Â 133,012Â 155,137Â 53,786Â 201320135 - 30 yearsAustin, TXHeights Unionâ€”Â 9,545Â 123,944Â â€”Â 21,332Â 9,545Â 145,276Â 154,821Â 17,411Â â€”20215 - 40 yearsTampa, FLLegacy Union Oneâ€”Â 13,049Â 128,740Â â€”Â 231Â 13,049Â 128,971Â 142,020Â 27,214Â â€”20195 - 40 yearsDallas, TXTempe Gatewayâ€”Â 5,893Â 95,130Â â€”Â 33,845Â 5,893Â 128,975Â 134,868Â 25,164Â â€”20165 - 40 yearsPhoenix, AZ550 South

(e)â€”Â 51Â 115,238Â â€”Â 7,939Â 51Â 123,177Â 123,228Â 31,445Â â€”20165 - 40 yearsCharlotte, NCDomain
Pointâ€”Â 17,349Â 71,599Â â€”Â 13,647Â 17,349Â 85,246Â 102,595Â 19,776Â â€”20195 - 40 yearsAustin, TX5950 Sherry
Laneâ€”Â 8,040Â 65,919Â â€”Â 12,280Â 8,040Â 78,199Â 86,239Â 13,633Â â€”20195 - 40 yearsDallas, TX3348
Peachtreeâ€”Â 6,707Â 69,723Â â€”Â 8,418Â 6,707Â 78,141Â 84,848Â 19,924Â â€”20165 - 40 yearsAtlanta, GA111 West
Rioâ€”Â 6,076Â 56,647Â (127)19,115Â 5,949Â 75,762Â 81,711Â 23,540Â 201720175 - 40 yearsPhoenix, AZContinued on next pageThe
Pointe$â€”Â $9,404Â $54,694Â $â€”Â $15,594Â $9,404Â $70,288Â $79,692Â $17,295Â 020165 - 40 yearsTampa, FLHarborview
Plazaâ€”Â 10,800Â 39,136Â â€”Â 12,913Â 10,800Â 52,049Â 62,849Â 15,193Â â€”20165 - 40 yearsTampa, FLResearch Park
Vâ€”Â 4,373Â â€”Â 801Â 43,945Â 5,174Â 43,945Â 49,119Â 16,976Â 201419985 - 30 yearsAustin, TXMeridian Mark
Plazaâ€”Â 2,219Â â€”Â â€”Â 25,717Â 2,219Â 25,717Â 27,936Â 18,704Â 199719975 - 30 yearsAtlanta, GAMiscellaneous
Investmentsâ€”Â 15,318Â 69,780Â 33Â 2,486Â 15,351Â 72,266Â 87,617Â 8,598Â Total Operating
Properties447,882Â 758,728Â 6,067,261Â 44,627Â 2,542,232Â 803,355Â 8,609,493Â 9,412,848Â 1,627,251Â LANDSouth End
Stationâ€”Â 28,134Â â€”Â â€”Â 28,134Â â€”Â 28,134Â â€”Â 2020Charlotte, NC887 West Peachtree â€”Â 26,312Â â€”Â â€”Â 26,312Â â€”Â 26,312Â â€”Â â€”2019Atlanta, GALegacy Union 2 & 3â€”Â 22,724Â â€”Â â€”Â â€”Â 22,724Â â€”Â 22,724Â â€”Â â€”2019Dallas, TX3354/3356
Peachtreeâ€”Â 21,509Â â€”Â â€”Â â€”Â 21,509Â â€”Â 21,509Â â€”Â â€”2018Atlanta, GADomain Centralâ€”Â 21,000Â â€”Â â€”Â â€”Â 21,000Â â€”Â 21,000Â â€”Â â€”2019Austin, TX303 Tremontâ€”Â 18,779Â â€”Â 75Â â€”Â 18,854Â â€”Â 18,854Â â€”Â 2020Charlotte, NCDomain Point 3â€”Â 11,018Â â€”Â â€”Â â€”Â 11,018Â â€”Â 11,018Â â€”Â â€”2020Austin, TXCorporate Center 5 & 6 (e)â€”Â 5,188Â â€”Â (13)â€”Â 5,175Â â€”Â 5,175Â â€”Â â€”2019Tampa, FLTotal Commercial Landâ€”Â 154,664Â â€”Â 62Â â€”Â 154,726Â â€”Â 154,726Â â€”Â Total Properties$447,882Â $913,392Â $6,067,261Â $44,689Â $2,542,232Â $958,081Â $8,609,493Â $9,567,574Â $1,627,251Â S-1Table of ContentsSCHEDULE IIICOUSINS PROPERTIES INCORPORATED AND SUBSIDIARIESREAL ESTATE AND ACCUMULATED DEPRECIATIONDecemberÂ 31, 2024 ($ in thousands)Â NOTES:(a)Reconciliations of total real estate carrying value and accumulated depreciation as of and for the years ended DecemberÂ 31, 2024, 2023, and 2022 are as follows:Real EstateAccumulated Depreciation20242023202220242023202 2Balance at beginning of period$8,392,111Â $8,087,846Â $7,714,382Â $1,329,406Â $1,079,662Â $874,988Â Additions during the period:Acquisitions877,881Â â€”Â â€”Â â€”Â â€”Â â€”Â Improvements and other capitalized costs345,775Â 350,654Â 436,201Â â€”Â â€”Â â€”Â Depreciation expenseâ€”Â â€”Â â€”Â 345,738Â 292,433Â 267,411Â Total Additions1,223,656Â 350,654Â 436,201Â 345,738Â 292,433Â 267,411Â Deductions during the period:Cost of real estate soldâ€”Â (3,700)â€”Â â€”Â â€”Â â€”Â Amortization of right-of-use ground lease assets(300)â€”Â â€”Â â€”Â â€”Â â€”Â Write off of fully depreciated assets(47,893)(42,689)(62,737)(47,893)(42,689)(62,737)Total Deductions(48,193)(46,389)(62,737)(47,893)(42,689)(62,737)Balance at end of period$9,567,574Â $8,392,111Â $8,087,846Â $1,627,251Â $1,329,406Â $1,079,662Â (b)The aggregate cost for federal income tax purposes, net of tax depreciation, was $6.6 billion (unaudited) at DecemberÂ 31, 2024.(c)Buildings and improvements are depreciated over 30 to 40 years. Leasehold improvements and other capitalized leasing costs are depreciated over the life of the asset or the term of the lease, whichever is shorter.(d)Subsequent to the 2019 acquisition of The Domain, the Company completed development of Domain 9 in 2024, Domain 10 in 2021, and Domain 12 in 2020.(e)Some or all of the land at these properties is controlled under an operating ground lease. The Company's Land and Improvements assets are reduced over time by the amortization of the right-of-use assets related to these ground leases.S-2 EX-19 2 cuz-exhibit194q24.htm EX-19 DocumentExhibit 19COUSINS PROPERTIES INCORPORATEDINSIDER TRADING COMPLIANCE POLICY(As adopted on July 23, 2024)This Policy concerns the handling of material, non-public information relating to Cousins Properties Incorporated and its subsidiaries (collectively, â€œCousinsâ€, the â€œCompanyâ€, â€œourâ€ or â€œweâ€) or other companies with which we deal and with the buying and selling of stock and other securities of Cousins and such other companies. This Policy is in addition to other Company policies and agreements to which employees, officers and directors are subject, including any confidentiality agreements and the Companyâ€™s Code of Business Conduct and Ethics.I.Employee Groups; Summary of Restrictions For purposes of this Policy, each Cousins employee, officer and director is categorized into one of three groups as further described below. Different restrictions contained in this Policy apply to each group. All employees are in Group One unless otherwise described below or notified of being placed in a different category by the Corporate Secretary of the Company (the â€œCorporate Secretaryâ€). The Corporate Secretary will work with the Companyâ€™s management team to determine the appropriate group for each employee. The Corporate Secretary will notify each employee, officer and director if he or she has been initially placed into Group Two or Group Three and any employee, officer or director if at any time he or she is placed into a different group. You should read this entire Policy. However, for your convenience, the following is a summary of the restrictions that apply to each group under this Policy: Group One â”€ The vast majority of our employees are in Group One. Members of Group One are required to comply with the restrictions on (1) trading in securities while in possession of material, non-public information (â€œinsider tradingâ€), as described in Section II, and (2) disclosing material non-public information to others (â€œtippingâ€), as described in Section III. Group Two â”€ Certain of our officers and other employees with regular access to material, non-public information are in Group Two (including but not limited to employees who prepare or have access to financial reporting and forecasting information and senior leadership team members who are not placed in Group Three). In addition to the general prohibitions against insider trading and tipping, members of Group Two may only purchase or sell Cousins securities during the trading windows described in Section IV and are required to pre-clear most transactions with the Corporate Secretary, as described in Section V. The Corporate Secretary will maintain a list of the officers and other employees in Group Two. You will be notified if you have been designated as a Group Two individual. Group Three â”€ Members of our board of directors and certain senior officers are in Group Three, whose members are subject to the same restrictions as apply to Group Two. In addition, members of Group Three will be notified separately of certain other trading restrictions and reporting requirements imposed on them by the federal securities laws and the rules and regulations of the Securities and Exchange Commission (â€œSECâ€).Exhibit 19 In addition, regardless of group affiliation, any employee, officer or director of Cousins may be temporarily prohibited from buying or selling Cousins securities during special blackout periods. These special blackout periods are described in Section IV. This Policy is designed to promote compliance with insider trading laws, rules and regulations, as well as listing standards applicable to Cousins. In addition, it is Cousins policy not to engage in transactions involving the Cousins securities in violation of applicable laws.II.Insider Trading Prohibited General Rule. No Cousins employee, officer or director may purchase, sell or make a bona fide gift of Cousins securities while he or she is in possession of material, non-public information relating to Cousins. This restriction does not apply to certain â€œPermitted Transactions,â€ which are discussed in Section VI of this Policy. Employees, Officers and Directors. This Policy applies to all employees, officers and directors of Cousins and its subsidiaries. Each provision of this Policy that applies to an employee, officer and director also applies to:â€¢family members or other persons with whom they share a household; â€¢family members or other persons who principally rely on the employee, officer or director for their financial support, regardless of where those persons reside; andâ€¢any entity (a) over which they have control or influence with respect to a transaction in securities (e.g., a trustee of a trust or an executor of an estate) or (b) in which they have a material financial interest; provided, however, that clause (b) shall not include a professional institutional investment entity in which any such person has such a material financial interest. Likewise, when we refer to â€œyouâ€ in this Policy, we also mean each of the people and entities listed above with respect to you. Because the people and entities listed above are covered by this Policy, you will be responsible for their transactions in Cousins securities and, in order to maintain your compliance with this policy, you should ensure that they do not purchase, sell or make a bona fide gift of Cousins securities without your clearance.Other Persons. It may be appropriate, in some circumstances, for persons who are not employed by Cousins (in addition to those listed above) to be subject to the same restrictions as company employees and other â€œinsiders.â€ These include, for example, contractors and consultants. If you are aware of a situation in which a contractor, consultant, advisor or other person not employed by Cousins is likely to have access to material, nonpublic information about the company, you should consider whether those outside parties should be subject to restrictions and, if so, bring this situation to the attention of the Corporate Secretary, who will consider whether it is appropriate to make arrangements to protect the Company. Material, Non-Public Information. Material. Information is considered â€œmaterialâ€ if: â–ªa reasonable investor would consider it important in making a decision on whether to buy, sell or hold the security; Exhibit 19â–ªa reasonable investor would view the information as significantly altering the total mix of information in the marketplace about the company that issued the security; orâ–ªthe information could reasonably be expected to have an effect on the price of the security. Non-public. Information is non-public until it has been â€œpublicly disclosed,â€ meaning that it: â–ªis published in such a way as to provide broad, non-exclusionary distribution of the information to the public; andâ–ªhas been in the public domain for a sufficient period of time to be absorbed by the market and reflected in the price of the related securities. Examples of public disclosure include the issuance of a press release or the filing of an appropriate report with the SEC. Information is generally considered to be â€œnon-publicâ€ until the expiration of a period of one full trading day after the information is released to the general public. However, this period varies depending on the type of information released, the marketâ€™s expectations relating to the subject matter of the release, and the marketâ€™s reaction after the information is released. Examples of material, non-public information might include information about:â–ªthe Companyâ€™s financial or operating results, whether for completed periods or relating to expectations for future periods;â–ªthe gain or loss of a substantial customer or any significant change in the business relationship with a substantial customer or other important business partner;â–ªthe Company entering into or the termination of any significant contract;â–ªa material impairment or change in the value of the Companyâ€™s assets;â–ªthe filing of litigation or claims against the Company, developments in pending litigation or governmental investigations or proceedings, or other contingent liabilities affecting the Company;â–ªproposals, plans or agreements, even if preliminary in nature, involving mergers, acquisitions, divestitures, recapitalizations, strategic alliances, joint ventures, licensing arrangements or significant purchases or sales of assets;â–ªchanges in top management;â–ªsignificant labor negotiations or disputes;â–ªsignificant accounting developments; â–ªchanges in dividend policies;â–ªthe declaration of a stock split; â–ªthe Companyâ€™s plans relating to its capital structure or outstanding securities, including issuances or repurchases of common stock or debt securities, and information about possible changes in the Companyâ€™s credit ratings;â–ªa significant disruption in the Companyâ€™s operations or loss, breach or unauthorized access of the Companyâ€™s property or assets, including its facilities and information technology infrastructure; andâ–ªany other events that require the Company to file a Current Report on Form 8-K with the SEC. Information may be material whether it is favorable or unfavorable to the Company. The list of examples provided above is merely illustrative, and there are many other types of information and events that may be material at any particular time, depending on the circumstances. Where there is any possibility that an item may be considered â€œmaterial,â€ you should treat it as such and you should confer with the Corporate Secretary if you would like to review any specific situation.Exhibit 19 Other Companies. While this Policy prohibits trading in Cousins securities while you are in possession of material, non-public information about Cousins, it also prohibits trading in securities of any other company about which you learn material, non-public information in the course of performing your duties for Cousins. For example, you may be involved in a transaction in which Cousins expects to enter into (or terminate) a substantial business relationship with another company, or acquire another company, buy a substantial amount of its stock or enter into a joint venture with the company. Even though the size of the transaction may be immaterial to Cousins, it may be material to the other company. This Policy prohibits you from trading in the securities of that company, or any other company that may be directly or indirectly impacted by such transaction, while aware of this non-public information or from tipping others regarding the information. In addition, please remember that the Cousins Code of Business Conduct and Ethics prohibits you from engaging in outside interests that represent a conflict of interest with your obligations to Cousins. Additionally, recent SEC policy statements, enforcement actions, and related court decisions suggest that trading in securities of any competitor of the Company or other company whose stock pricing may be influenced by the Company or subject to a market connection the Company (so-called â€œshadow tradingâ€) might constitute a violation of the securities laws under certain circumstances. â€œShadow tradingâ€ is an emerging theory under the federal laws. The SEC recently alleged that an employee of one company misappropriated material, nonpublic information concerning its employer and then committed insider trading by purchasing options in a competitor of the employer. Although the material, nonpublic information did not relate to the competitor, the employee allegedly anticipated that the competitorâ€™s stock price would materially increase on the news of its employerâ€™s acquisition and that the material, nonpublic information was material to the competitor. Thus, the SEC believes that confidential information about one company can be material to other companies, and insider trading liability might attach even when such information is not directly related to the individualâ€™s employer. Securities; All Transactions. This Policy prohibits certain transactions in the â€œsecuritiesâ€ of Cousins. Although it is usually the case that the information you gain will be material with respect to Cousins common stock, any securities that Cousins issues, such as debt securities or preferred stock, are also subject to this Policy. This Policy also applies to stock options and other derivatives related to Cousins securities, as discussed below. Purchases, sales and bona fide gifts of Cousins securities are subject to the insider trading laws and the provisions of this Policy, whether they are executed in the public markets or in private transactions, and whether you execute the transaction directly or indirectly through another person or entity. Investments. We expect our employees, officers and directors not to engage in speculative transactions that are designed to result in profit based on short-term fluctuations in the price of our securities. If you do purchase Cousins securities, we strongly encourage you to do so with the expectation of owning those securities for an extended period of time â”€ at a minimum, for six months. We recognize, of course, that your personal circumstances may change due to unforeseen events, in which case you may be forced to more quickly liquidate Cousins securities that you originally purchased with the intent of holding as a long-term investment. Short Sales. A â€œshort saleâ€ is a transaction involving securities which the seller does not own at the time of sale or, if the securities are owned by the seller, where they will be delivered on a delayed basis (meaning that the securities are not delivered within 20 days after the sale or deposited in the mail or other usual channels of transportation within five days after the sale). Selling securities â€œshortâ€ is consistent with an expectation that the price of the securities will decline in the near future and is often speculative in nature. Short selling may arouse suspicion in the eyes of the SEC that the person was trading on the basis of inside information, particularly when the trading occurs before a major company Exhibit 19announcement or event. Accordingly, our employees, officers, and directors are prohibited from engaging in â€œshort salesâ€ of Cousins securities or in any transaction in Cousins securities which is entered into with the expectation of, or that will benefit from, a decline in the price of Cousins securities. Options and Derivative Securities. Derivative securities are securities contracts or arrangements whose value varies in relation to the price of Cousins securities. For example, derivative securities would include exchange-traded put or call options, as well as individually arranged derivative transactions, such as prepaid forwards. Many forms of derivatives are speculative in nature (meaning that their value fluctuates based on short-term changes in the price of Cousins stock), and the purchase or sale of such derivatives by Cousins employees could motivate them to take actions that are in conflict with the long-term interests of other stockholders and could also cause the appearance of misuse of inside information. Accordingly, our employees, officers and directors are prohibited from purchasing or selling derivative securities, or entering into derivatives contracts relating to Cousins stock. The prohibition on transactions in derivatives does not apply to stock options and other interests issued under Cousins employee benefit plans; see Section VI below on â€œPermitted Transactions.â€ If you have any question as to whether a particular type of arrangement or derivative transaction is permitted under this Policy, you should contact the Corporate Secretary. Pledged Securities; Margin Loans; Hedges. Under typical pledge or margin arrangements, a lender or broker is entitled to sell securities which you have deposited as collateral for loans if the value of your securities falls below a specified level or in certain other circumstances. Even though you did not initiate the sale or control its timing, because it is still a sale for your benefit, you may be subject to liability under insider trading laws if such a sale is made at a time when the â€œwindowâ€ is closed (as described below) or you are in possession of material, non-public information at the time of such a sale. If such a sale involves a member of Group Three, it can bring unwanted negative publicity. In addition, pledging may be used as a part of hedging strategy that would remove the full risk and rewards of stock ownership, and sever your alignment with that of Cousinsâ€™ other security holders. Group ThreeBecause of the concerns about pledging Cousins securities, members of Group Three are prohibited from pledging Cousinsâ€™ securities as collateral for a loan or hedging Cousins securities. This Policy does not prohibit members of Group Three from holding Cousins securities in brokerage accounts, so long as any Cousins securities held in such account are explicitly excluded from any margin or pledge arrangements and do not involve any hedging transaction. Sales of Cousins securities which are held in a margin account are not exempt from insider trading laws or this Policy. Accordingly, even though utilizing such accounts that exclude Cousins securities would not be subject to restrictions under this Policy, you should be extremely careful when utilizing a margin

loan in a brokerage account that contains your Cousins securities.Groups One and TwoWhile persons that are not in Group Three are not prohibited from pledging Cousins stock, sales of Cousins securities that you have pledged as security for a loan or which are held in a margin account are not exempt from insider trading laws or this Policy. Accordingly, even though entering into such arrangements would not be considered a sale, and would not be subject to restrictions under this Policy, members of Group One and Two should be extremely careful when pledging Cousins securities, utilizing a margin loan in a brokerage account or otherwise using Cousins securities as collateral for a loan.Exhibit 19Any sale must be made in compliance with the restrictions under this Policy that apply to you, such as trading windows and pre-clearance requirements. As a result, if you pledge your Cousins securities or use Cousins securities to secure a margin loan, you may be forced to take actions (for instance, depositing additional money or selling other securities) in order to avoid your lender or broker selling your Cousins securities at a time that would result in a violation of insider trading laws or this Policy. Similar cautions apply to any other arrangements under which you have used Cousins securities as collateral.Members of Group Two must receive pre-clearance prior to entering into any pledge or margin arrangement involving Cousins securities to avoid an inadvertent violation of this Policy.Gifts Subject to Same Restrictions as All Other Securities Trades. No insider may give or make any other transfer of Cousins securities without consideration (e.g., a gift) during the period when the insider is not permitted to trade. Safest Time for Transactions. All employees, whether or not subject to the trading windows or pre-clearance procedures described in this Policy, are reminded that the safest time for transactions in Cousins securities will generally be just after the trading window opens after the release by the Company of financial information relating to a completed quarter, as described in Section IV below. The appearance of improper trading may increase as the Company approaches the end of the next fiscal quarter.III.Unauthorized Disclosure of Material, Non-public Information Prohibited General Rule. No employee, officer or director may disclose material, non-public information about Cousins or any company with which Cousins deals to anyone outside of Cousins, unless authorized to do so. Tipping. Under the federal securities laws, you can be held responsible not only for your own insider trading, but also for securities transactions by anyone to whom you disclose material, non-public information. Even if those to whom you disclose such information do not trade while aware of the information, you can be responsible for the trades of persons who received material, non-public information indirectly from you, if you are the ultimate source of their information. Discussing or Recommending Cousins Securities. We recognize that employee enthusiasm for Cousins and its business prospects is a vital element of our success. You should, however, use extreme caution when discussing Cousins or our securities with anyone outside of Cousins. In the course of discussing Cousins or our securities, accidental disclosure of material, non-public information can occur and can be viewed as â€œtippingâ€ or may violate other provisions of the federal securities laws, such as Regulation FD as described below. Likewise, recommendations of our securities can also result in embarrassing situations for you or the Company if you make a recommendation at a time when there is a pending announcement of material, non-public information by the Company, even if you are unaware of that information. Internet Postings and Social Media. No employee, officer or director may disclose confidential information about Cousins on the Internet or through social media, including discussion forums, blogs and social media (such as Facebook, Twitter, Instagram, Snapchat, Reddit, Pinterest, YouTube and other social media networks). Disclosures of material, non-public information through this type of media may amount to a â€œtipâ€ or leak of such information, in violation of this Policy, other Company policies regarding computer and social media usage and applicable law. Exhibit 19 Authorization to Disclose Material, Non-public Information. We authorize only certain employees, officers and directors to make public disclosures of material, non-public information or to confer with persons outside the Company regarding such information (for example, our auditors, outside counsel and other advisors). Unless you are authorized to do so by the Chief Executive Officer, the Chief Financial Officer or the Corporate Secretary, you should not discuss material, non-public information with anyone not in the Company. Even in discussions with other Cousins employees, you should consider the consequences of disclosing material, non-public information to them. For example, by doing so, you would preclude those persons from trading in Cousinsâ€™ securities until the information is publicly disclosed. Accordingly, you should restrict the communication of material, non-public information to those employees, officers, and directors having a need to know in order to serve Cousinsâ€™ interests. Regulation FD (Fair Disclosure). There are SEC rules and regulations banning selective disclosure of material information relating to public companies. Generally, these regulations provide that when a public company (such as Cousins) discloses material, non-public information, it must provide broad, non-exclusionary public access to the information (for example, through press releases, conference calls or webcasts). Violations of these regulations can result in SEC enforcement actions, resulting in injunctions and severe monetary penalties. Regulation FD applies largely to a limited group of senior officers and the investor relations personnel who regularly communicate with securities market professionals and stockholders. Remember that no other Cousins employees, officers or directors are authorized to communicate information regarding the Company with securities market professionals, stockholders or members of the media. Non-Disclosure Agreements. Employees, officers and directors involved in transactions or other negotiations that require disclosure of material, non-public information with parties outside Cousins should generally have those to whom such information is being disclosed sign a non-disclosure agreement approved by the Corporate Secretary or any Assistant Corporate Secretary. The non-disclosure agreement will require that the recipient of information not disclose the information to others and require the recipient not to trade in Cousins securities while in possession of such information. You should confer with the Corporate Secretary or any Assistant Corporate Secretary whenever a non-disclosure agreement may be needed.IV.Trading Windows Standard Trading Windows. Members of Groups Two and Three may only purchase, sell or make a bona fide gift of Cousinsâ€™ securities:â€¢during the designated trading windows described below; and â€¢when the individual is not otherwise in possession of material, non-public information. Outside of the trading windows, members of Groups Two and Three may not purchase, sell or make a bona fide gift of Cousins securities, even if they are not personally aware of any material, non-public information. However, members of Groups Two and Three may engage in Permitted Transactions (described in Section VI below) outside of the trading windows. We will communicate to each member of Groups Two and Three when each trading window will open and close. It is expected that the trading window generally will open one full trading day after our quarterly release of earnings and will close 15 calendar days prior to the end of the following quarter. However, you should not expect that the window will open on any particular date or remain open for any minimum period of time. Significant corporate Exhibit 19developments may require changes to the schedule, including closing the window at the Companyâ€™s option at any time. Do not confuse the applicability of the trading windows with the broader prohibition on trading when you are in possession of material, non-public information described in Section II. Regardless of whether the trading window is open or closed, you may not trade in Cousins securities if you are in actual possession of material, non-public information about Cousins. Special Blackouts. We reserve the right to impose a trading blackout from time to time on all or any group of our employees, officers or directors when, in the judgment of the Corporate Secretary and other senior officers, a blackout is warranted. During a special blackout, you will not be permitted to purchase, sell or make a bona fide gift of Cousins securities and you may or may not be allowed to execute Permitted Transactions (as defined below). A special blackout may also prohibit you from trading in the securities of other companies. If the Corporate Secretary imposes a blackout to which you are subject, we will notify you when the blackout begins and when it ends and the securities and transactions to which it applies. Standing Orders; Limit Orders. Purchases or sales resulting from standing orders or limit orders may result in the execution of orders without your control over the transaction or your awareness of the timing of the transaction. Even though you placed the order at a time when you were permitted to enter into transactions, you must be certain that this type of order will not be executed when you are in possession of material, non-public information about the company or during a blackout period. Accordingly, any standing orders should be used only for a very brief period and with detailed instructions to the broker who will execute the transaction. (Standing orders under an approved Rule 10b5-1 Trading Plan, described below, will not be subject to these limitations.)V.Pre-Clearance of Transactions General. Before purchasing, selling or make a bona fide gift of Cousins securities, members of Groups Two and Three must obtain clearance of the transaction from the Corporate Secretary. This clearance must be obtained before you place the order for, or otherwise initiate, any transaction in Cousins securities. Any pre-clearance that you obtain will be valid for a transaction executed within two business days, unless either the pre-clearance is granted for a shorter period or you learn of material, non-public information during that time. Whether or not your request for pre-clearance is granted, you must not inform anyone else of the results of your request. Do not confuse pre-clearance of transactions with the broader prohibition on trading when you are in possession of material, non-public information described in Section II. Regardless of whether you have received pre-clearance for a transaction or whether a trading window is open or closed, you may not trade in Cousins securities if you are in actual possession of material, non-public information about Cousins. Permitted Transactions. Members of Groups Two and Three are not required to receive pre-clearance prior to entering into any Permitted Transaction, except they are required to do so before exercising any stock options. Exhibit 19VI.Permitted Transactions The following are â€œPermitted Transactionsâ€ (each described in more detail following the bullet point summary):â–ªacceptance or receipt of a stock option, shares of restricted stock or similar grants of securities under one of Cousinsâ€™ employee benefit plans (including elections to acquire securities in lieu of other compensation) or the cancellation or forfeiture of options, restricted stock or securities pursuant to Cousinsâ€™ plans;â–ªpurchasing securities under a Cousins employee stock purchase plan, if such a plan is in effect, but not making or changing any election to participate in a Cousins stock purchase plan (see further discussion which follows);â–ªearning or vesting of stock options or shares of restricted stock and any related stock withholding;â–ªexercise of stock options issued under Cousinsâ€™ employee benefit plans in a cash exercise, a stock-for-stock exercise or a net stock exercise, payment of the exercise price in shares of already-owned stock and any related stock withholding transactions, but not (1) the sale of any stock acquired in the option exercise, (2) a â€œcashless exerciseâ€ in which shares of stock are sold in the market or (3) the use of proceeds from the sale of any such shares to exercise additional options (see further discussion which follows);â–ªtransferring shares of stock to an entity that does not involve a change in the beneficial ownership of the shares of stock, for example, to an inter vivos trust of which you are the sole beneficiary during your lifetime (see further discussion which follows);â–ªmaking payroll contributions to any 401(k) plan, deferred compensation plan or any similar plan, but not (1) intraplan transfers involving any Cousins securities or (2) a change in â€œinvestment directionâ€ under such plan to increase or decrease your percentage investment contribution allocated to Cousins securities (see further discussion which follows);â–ªexecution of a transaction pursuant to a contract, instruction, or plan described in Securities Exchange Act Rule 10b5-1 (called a â€œTrading Planâ€), as discussed below (see further discussion which follows); orâ–ªany other transaction designated by the board of directors or any board committee or senior management, with reference to this Policy, as a Permitted Transaction. Pre-Disclosure of Undisclosed Material, Non-public InformationYou may not enter into any Permitted Transaction unless you have disclosed any material, non-public information of which you are aware to the Corporate Secretary. If you are a director or an executive officer of Cousins, the information must be disclosed to the Corporate Secretary, and the Corporate Secretary must disclose any such information to the Chief Executive Officer before any transaction listed qualifies as a Permitted Transaction. This ensures that Cousins is fully aware of any material information affecting any security before you enter into a transaction involving Cousins securities. Employee Benefit Plan Transactions. Included in the definition of Permitted Transactions are most of the ongoing transactions you might enter into under Cousinsâ€™ equity-based benefit plans. For example, although your ongoing participation in a plan may involve the regular purchase of Cousinsâ€™ common stock, either directly pursuant to an investment election, those purchases are Permitted Transactions. Note, however, that the movement of balances in those plans into or out of Cousins securities or changes in your investment direction under those plans are not Permitted Transactions. This means that you may not make such transfers or elections while you are in possession of material, non-public information and that such transfers or elections must be made in compliance with any other restrictions under this Policy that apply to you (for instance, such transfers or Exhibit 19elections could only be made during an open trading window and with pre-clearance if you are in Group Two or Three). Transactions in employee stock options are also considered Permitted Transactions if there is no related sale on the market or to a person other than Cousins. Note, however, that a sale of stock following or in connection with an option exercise is not a transaction with Cousins and is, therefore, not a Permitted Transaction. Thus, you may engage in a cash exercise of an option as long as you retain the stock you buy in the exercise. You can also engage in stock-for-stock exercises or elect stock withholding without violating the Policy. However, it would not be a Permitted Transaction for you to exercise a stock option, sell the resulting stock and then use the proceeds from that sale to pay for the exercise of additional stock options in a same day sale. Although exercises of Cousins stock options are Permitted Transactions, members of Groups Two and Three must pre-clear all stock option exercises. Transactions in Which There is No Change in Beneficial Ownership. Certain transactions involve merely a change in the form in which you own securities. For example, you may transfer shares of stock to a trust if you are the only beneficiary of the trust during your lifetime. Likewise, changing the form of ownership to include a member of your household as a joint owner or as a sole owner is a Permitted Transaction since members of your household are considered the same as you for purposes of this Policy (and the shares of stock will remain subject to the terms of this Policy). 10b5-1 Trading Plans. The SEC has enacted a rule (Rule 10b5-1 under the Securities Exchange Act) that provides an affirmative defense against violations of the insider trading laws if you enter into a contract, provide instructions, or adopt a written plan for a transaction in securities when you are not in possession of material, non-public information, even if it turns out that you had such information when the transaction is actually completed. The initiation of, and any modification to (including termination), any such Trading Plan will be deemed to be a transaction in the Companyâ€™s securities, and such initiation or modification (including termination) is subject to all limitations and prohibitions relating to transactions in the Companyâ€™s securities. Each such Trading Plan, and any modification (including termination) thereof, must be submitted to and pre-approved by the General Counsel, who may impose such conditions on the implementation and operation of the Trading Plan as the General Counsel deems necessary or advisable. However, compliance of the Trading Plan to the terms of Rule 10b5-1 and the execution of transactions pursuant to the Trading Plan are the sole responsibility of the person initiating the Trading Plan, not the Company or the General Counsel.Trading Plans do not exempt individuals from complying with Section 16 short-swing profit rules or liability.Rule 10b5-1 presents an opportunity for insiders to establish arrangements to sell (or purchase) Company stock without the restrictions of trading windows and black-out periods, even when there is undisclosed material information. A Trading Plan may also help reduce negative publicity that may result when key executives sell the Companyâ€™s stock. Rule 10b5-1 only provides an â€œaffirmative defenseâ€ in the event there is an insider trading lawsuit. It does not prevent someone from bringing a lawsuit.A director, officer or employee may enter into a Trading Plan only when he or she is not in possession of material, non-public information, and only during a trading window period outside of the trading black-out period. Although transactions effected under a Trading Plan will not require further pre-clearance at the time of the trade, any transaction (including the quantity and price) made pursuant to a Trading Plan of a Section 16 reporting person must be reported to the Company promptly on the day of each trade to permit the Companyâ€™s filing coordinator to assist in the preparation and filing of a required Form 4. Such reporting may be oral or in writing (including by e-mail) and should include the identity of Exhibit 19the reporting person, the type of transaction, the date of the transaction, the number of shares involved and the purchase or sale price. However, the ultimate responsibility, and liability, for timely filing remains with the Section 16 reporting person.The Company reserves the right from time to time to suspend, discontinue or otherwise prohibit any transaction in the Companyâ€™s securities, even pursuant to a previously approved Trading Plan, if the General Counsel, in its discretion, determines that such suspension, discontinuation or other prohibition is in the best interests of the Company. Any Trading Plan submitted for approval hereunder should explicitly acknowledge the Companyâ€™s right to prohibit transactions in the Companyâ€™s securities. Failure to discontinue purchases and sales as directed shall constitute a violation of the terms of this Policy and result in a loss of the exemption set forth herein. Officers, directors and employees may adopt Trading Plans with brokers that outline a pre-set plan for trading of the Companyâ€™s stock, including the exercise of options. Trades pursuant to a Trading Plan generally may occur at any time. Trading Plans must be reviewed, approved and counter-signed by the Company, and must comply in all respects with the requirements of Rule 10b5-1, which include the following:â€¢a cooling-off period for insiders of the later of (1) 90 days following adoption of the Trading Plan; or (2) one business day following the disclosure in certain periodic reports of the Companyâ€™s financial results for the fiscal quarter in which the plan was adopted (but not to exceed 120 days following adoption of the Trading Plan) before any trading can commence under the Trading Plan;â€¢a cooling-off period of 30 days for other persons;â€¢a condition for insiders to include a representation in their Trading Plan certifying, at the time of the adoption, that: (1) they are not aware of material nonpublic information about the Company or its securities; and (2) they are adopting the Trading Plan in good faith and not as part of a plan or scheme to evade the prohibitions of Rule 10b-5;â€¢a limitation on using multiple overlapping Trading Plans (except as otherwise permitted by Rule 10b5-1);â€¢a limitation on the ability of anyone other than issuers to rely on the affirmative defense for a single trade plan to one such Trading Plan during any consecutive 12-month period; and â€¢a condition that all persons entering into a Trading Plan must act in good faith with respect to that plan. Please review the following description of how a Trading Plan works. Pursuant to Rule 10b5-1, an individualâ€™s purchase or sale of securities will not be â€œon the basis ofâ€ material, non-public information if:â€¢First, before becoming aware of the information, the individual enters into a binding contract to purchase or sell the securities, provides instructions to another person to sell the securities or adopts a written plan for trading the securities (i.e., the Trading Plan). â€¢Second, the Trading Plan must

either:â€¢specify the amount of securities to be purchased or sold, the price at which the securities are to be purchased or sold and the date on which the securities are to be purchased or sold;â€¢include a written formula or computer program for determining the amount, price and date of the transactions; orâ€¢prohibit the individual from exercising any subsequent influence over the purchase or sale of the Companyâ€™s stock under the Trading Plan in question.â€¢Third, the purchase or sale must occur pursuant to the Trading Plan and the individual must not enter into a corresponding hedging transaction or alter or deviate from the Trading Plan.â€¢Fourth, the Trading Plan must satisfy the requirements set forth above. Revocation of Trading Plans should occur only in unusual circumstances. Effectiveness of any revocation or amendment of a Trading Plan will be subject to the prior review and approval of the Exhibit 19General Counsel. Revocation is effected upon written notice to the broker. Once a Trading Plan has been revoked, the participant must wait until the applicable cooling-off period has expired as described above before trading outside of a Trading Plan or establishing a new Trading Plan. You should note that revocation of a Trading Plan can result in the loss of an affirmative defense for past or future transactions under a Trading Plan. You should consult with your own legal counsel before deciding to revoke a Trading Plan. In any event, you should not assume that compliance with the aforementioned cooling-off period will protect you from possible adverse legal consequences of a Trading Plan revocation.A person acting in good faith may amend a prior Trading Plan so long as such amendments are made outside of a quarterly trading black-out period and at a time when the Trading Plan participant does not possess material, non-public information. Plan amendments must not take effect for at least 30 days after the plan amendments are made.Under certain circumstances, a Trading Plan must be revoked. This may include circumstances such as the announcement of a merger or the occurrence of an event that would cause the transaction either to violate the law or to have an adverse effect on the Company. The General Counsel or administrator of the Companyâ€™s stock plans is authorized to notify the broker in such circumstances, thereby insulating the insider in the event of revocation.Mutual Funds. Mutual funds have many investments (including potentially hundreds of individual stocks) in a single fund, and their forms include index funds (e.g., S&P 500) and exchange-traded funds (â€œETFsâ€). Mutual funds can be passively managed or actively managed. Cousins securities are included in many such funds, but only as a very small percentage of each fundâ€™s overall holdings. SEC rules do not require individual reporting of ownership of any such shares. As a result, purchases and sales of broad index mutual funds that might include Cousins securities are Permitted Transactions; provided, that any such funds are broad-based and not focused on the real estate sector.VII.Insider Reporting Requirements, Short-Swing Profits and Short Sales (Applicable to Officers, Directors and 10% Stockholders)Reporting Obligations Under Section 16(a). SEC Forms 3, 4 and 5 Section 16(a) of the Exchange Act generally requires all officers, directors and 10% stockholders (â€œinsidersâ€), within 10 days after the insider becomes an officer, director, or 10% stockholder, to file with the SEC an â€œInitial Statement of Beneficial Ownership of Securitiesâ€ on SEC Form 3 listing the amount of the Companyâ€™s stock, options and warrants which the insider beneficially owns. Following the initial filing on SEC Form 3, changes in beneficial ownership of the Companyâ€™s stock, options and warrants must be reported on SEC Form 4, generally within two business days after the date on which such change occurs, or in certain cases on Form 5, within 45 days after fiscal year end. The two-business-day Form 4 deadline begins to run from the trade date rather than the settlement date. A Form 4 must be filed even if, as a result of balancing transactions, there has been no net change in holdings. In certain situations, purchases or sales of Company stock made within six months prior to the filing of a Form 3 must be reported on Form 4. Similarly, certain purchases or sales of Company stock made within six months after an officer or director ceases to be an insider must be reported on Form 4.Recovery of Profits Under Section 16(b). For the purpose of preventing the unfair use of information which may have been obtained by an insider, any profits realized by any officer, director or 10% stockholder may be recovered by the Company. When such a purchase and sale occurs, good faith is no defense. The insider is liable even if compelled to sell for personal reasons, and even if the sale takes place after full disclosure and without the use of any inside information.The liability of an insider under Section 16(b) of the Exchange Act is only to the Company itself. The Company, however, cannot waive its right to short swing profits, and any Company stockholder can bring suit in the name of the Company. Reports of ownership filed with the SEC on Form 3, Form 4 or Form 5 pursuant to Section 16(a) (discussed above) are readily available to the public, and certain attorneys carefully monitor these reports for potential Section 16(b) violations. In addition, liabilities Exhibit 19under Section 16(b) may require separate disclosure in the Companyâ€™s annual report to the SEC on Form 10-K or its proxy statement for its annual meeting of stockholders. No suit may be brought more than two years after the date the profit was realized. However, if the insider fails to file a report of the transaction under Section 16(a), as required, the two-year limitation period does not begin to run until after the transactions giving rise to the profit have been disclosed. Failure to report transactions and late filing of reports require separate disclosure in the Companyâ€™s proxy statement. Short Sales Prohibited Under Section 16(c). Section 16(c) of the Exchange Act prohibits insiders absolutely from making short sales of the Companyâ€™s equity securities. Short sales include sales of stock which the insider does not own at the time of sale, or sales of stock against which the insider does not deliver the shares within 20 days after the sale. Under certain circumstances, the purchase or sale of put or call options, or the writing of such options, can result in a violation of Section 16(c). Insiders violating Section 16(c) face criminal liability.The General Counsel should be consulted if you have any questions regarding reporting obligations, short-swing profits or short sales under Section 16.Rule 144 (Applicable to Officers, Directors and 10% Stockholders). Rule 144 provides a safe harbor exemption to the registration requirements of the Securities Act of 1933, as amended, for certain resales of â€œrestricted securitiesâ€ and â€œcontrol securitiesâ€. â€œRestricted securitiesâ€ are securities acquired from an issuer, or an affiliate of an issuer, in a transaction or chain of transactions not involving a public offering. â€œControl securitiesâ€ are any securities owned by directors, executive officers or other â€œaffiliatesâ€ of the issuer, including stock purchased in the open market and stock received upon exercise of stock options. Sales of restricted securities and control securities must comply with the requirements of Rule 144, which are summarized below: â–ªHolding Period. Restricted securities must be held for at least six months before they may be sold in the market.â–ªCurrent Public Information. The Company must have filed all SEC-required reports during the last 12 months or such shorter period that the Company was required to file such reports.â–ªVolume Limitations. For affiliates, total sales of Company common stock for any three-month period may not exceed the greater of: (i) 1% of the total number of outstanding shares of Company common stock, as reflected in the most recent report or statement published by the Company, or (ii) the average weekly reported volume of such shares traded during the four calendar weeks preceding the filing of the requisite Form 144.â–ªMethod of Sale. For affiliates, the shares must be sold either in a â€œbrokerâ€™s transactionâ€ or in a transaction directly with a â€œmarket maker.â€ A â€œbrokerâ€™s transactionâ€ is one in which the broker does no more than execute the sale order and receive the usual and customary commission. Neither the broker nor the selling person can solicit or arrange for the sale order. In addition, the selling person or Board member must not pay any fee or commission other than to the broker. A â€œmarket makerâ€ includes a specialist permitted to act as a dealer, a dealer acting in the position of a block positioner, and a dealer who holds himself out as being willing to buy and sell Company common stock for his own account on a regular and continuous basis.â–ªNotice of Proposed Sale. For affiliates, a notice of the sale (a Form 144) may be required to be filed with the SEC via EDGAR at the time of the sale. Brokers generally have internal procedures for executing sales under Rule 144 and will assist you in completing the Form 144 and in complying with the other requirements of Rule 144. If you are subject to Rule 144, you must instruct your broker who handles trades in Company securities to follow the brokerage firmâ€™s Rule 144 compliance procedures in connection with all trades.Exhibit 19VIII.Sanctions for Violations of this Policy The SEC, the stock exchanges and plaintiffsâ€™ lawyers focus on uncovering insider trading, and use sophisticated technologies to investigate suspicious activity. A breach of the insider trading laws could expose the insider to criminal fines of up to $5,000,000 and imprisonment of up to 20 years, in addition to civil penalties (up to three times the profits earned), and injunctive actions. In addition, punitive damages may be imposed under applicable state laws. Securities laws also subject controlling persons to civil penalties for illegal insider trading by employees. Controlling persons include directors, officers and supervisors. These persons may be subject to fines of up to the greater of $2,479,282 (as adjusted from time to time) or three times the profit realized or loss avoided by the insider. Accordingly, all Cousins employees must comply with this policy and applicable securities laws and ensure that those employees who they supervise also comply. Inside information does not belong to any of Cousinsâ€™ individual employees, officers or directors. This information is an asset of the company. For any person to use such information for personal benefit or to disclose it to others outside of the Company violates the Companyâ€™s Code of Business Conduct and Ethics, this policy and federal securities laws. More particularly, insider trading is a fraud against members of the investing public and against the Company. Whether or not there is any actual trading of our securities, any violation of this Policy will be grounds for discipline, up to termination of employment for cause.IX.Administration of this Policy Administration by the General Counsel. The day-to-day administration of this Policy will be carried out by the General Counsel. If you have any questions concerning the interpretation of this Policy, you should direct your questions to the General Counsel. Reporting Violations. If you become aware of any violation of this Policy, you should report it immediately to the General Counsel, or otherwise in accordance with the Companyâ€™s Code of Business Conduct and Ethics. Reports classified as accounting/audit irregularities, insider trading, improper loans to executives, retaliation against whistleblowers, fraud, kickbacks, falsification of Company records, or conflicts of interest will be referred automatically to the Companyâ€™s Audit Committee. Employees will not be disciplined or retaliated against in any way for reporting violations in good faith. Exemptions. An individual subject to the trading windows or special blackout periods described in this Section IV may request the General Counsel to grant him or her a hardship exemption from those restrictions if he or she is not otherwise prohibited from trading under Section II. However, we anticipate that exemptions will be given very rarely and only in extreme circumstances. Amendment of the Policy. Cousinsâ€™ senior officers reserve the right to amend this Policy from time to time in consultation with the Nominating and Corporate Governance Committee of the Board of Directors. If the Policy is amended, we will communicate to you through normal communications channels the substance of any such changes. Please bear in mind that the ultimate responsibility for complying with this Policy and applicable laws and regulations rests with you. You should use your best judgment and consult with the General Counsel and your legal and financial advisors, as needed. EX-21 3 cuz-exhibit214q24.htm EX-21 DocumentCOUSINS PROPERTIES INCORPORATEDExhibit 21SUBSIDIARIES OF THE REGISTRANTAt DecemberÂ 31, 2024, the Registrant had the following subsidiaries:SubsidiaryState of Incorporation101 South Tryon GP, LLCDelaware101 South Tryon LPDelaware1230 Peachtree Associates LLCGeorgia5950 Sherry Property, LLCDelawareAustin 300 Colorado Investor, LLCGeorgiaAustin 300 Colorado Project GP, LLCTexasAustin 300 Colorado Project, LPTexasCousins 100 Mill Investor LLCGeorgiaCousins 1200 Peachtree LLCGeorgiaCousins 27 8th Street LLCGeorgiaCousins 200 East Bland LPGeorgiaCousins 200 South Coll. LPGeorgiaCousins 222 S. Mill, LLCDelawareCousins 3rd & Colorado LLCGeorgiaCousins 3060 Peachtree Sub, LLCDelawareCousins 550 South Caldwell, LPDelawareCousins 715 Ponce LLCGeorgiaCousins 725 Ponce LLCGeorgiaCousins 725 TRS LLCGeorgiaCousins 8th and West Peachtree LLCGeorgiaCousins 84 Twelfth Investor LLCGeorgiaCousins Acquisitions Entity LLCGeorgiaCousins Avalon 10000 LLCDelawareCousins Avalon 8000 LLCDelawareCousins Bland Street Land GP LLCGeorgiaCousins Bland Street Land LPGeorgiaCousins Block 185GeorgiaCousins Charlotte Lender LLCGeorgiaCousins Charlotte Lender Holdings LLCGeorgiaCousins Colorado Investor LLCGeorgiaCousins Colorado Land LLCGeorgiaCousins Dallas Lender LLCGeorgiaCousins Dallas Lender Holdings LLCGeorgiaCousins Decatur Development LLCGeorgiaCousins Employees LLCGeorgiaCousins Fareground Beverage Company, LLCTexasCousins Fareground Holding Company, LLCTexasCousins Fareground Management Company, LLCTexasCousins Fareground TRS, LLCTexasCousins FTC Charlotte LPGeorgiaCousins FTC Holding LLCGeorgiaCousins Nashville Lender LLCGeorgiaCousins Nashville Lender Holdings LLCGeorgiaCousins Fund II Buckhead, LLCDelawareCousins Fund II Phoenix I, LLCDelawareCousins Fund II Phoenix II, LLCDelawareCousins Fund II Phoenix III LLCDelawareCousins Fund II Phoenix IV, LLCDelawareCousins Fund II Phoenix V, LLCDelawareCousins Fund II Tampa II, LLCDelawareCousins Fund II Tampa III, LLCDelawareCousins Heights Union LLCGeorgiaCousins International Plaza I, LLCDelawareCousins International Plaza II, LLCDelawareCousins International Plaza III, LLCDelawareCousins International Plaza V Land, LLCDelawareCousins International Plaza VI Land, LLCDelawareCousins NC Gen Partner LLC GeorgiaCousins Neuhoff Investor LLCGeorgiaCousins Northpark 400 LLCGeorgiaCousins Northpark 500/600 LLC GeorgiaCousins One Capital City Plaza, LLCDelawareCousins Phoenix VI, LLCDelawareCousins Proscenium Investor LLCGeorgiaCousins Properties Foundation IncGeorgiaCousins Properties LPDelawareCousins Properties Sub, Inc.MarylandCousins Railyard LPGeorgiaCousins Realty Services LLCDelawareCousins Research Park V LLCGeorgiaCousins - San Jacinto Center LLCDelawareCousins Spring & 8th Streets LLCGeorgiaCousins Spring & 8th Streets Parent LLCGeorgiaCousins Tampa Sub, LLCDelawareCousins TBP, LLCDelawareCousins Tremont Doggett LPGeorgiaCousins Tower Place 200 LLCDelawareCousins TRS Austin Amenities, LLCDelawareCousins TRS Services LLCGeorgiaCousins Vantage LPGeorgiaCousins W. Rio Salado, LLCDelawareCP - Forsyth Investments LLCGeorgiaCPI Services LLCGeorgiaDomain Junction 2 LLCDelawareDomain Junction 7 LLCDelawareDomain Junction 8 LLCDelawareMeridian Mark Plaza, LLCGeorgiaMurphy GP LLCGeorgiaMurphy Subsidiary Holdings CorporationMarylandOne Briarlake Plaza Owner LLCDelawareTerminus Venture T100 LLCDelawareTerminus Venture T200 LLCDelawareTier BT IncDelawareTier Business TrustMarylandTier GP IncDelawareTier Operating Partnership LPTexasTier Partners LLCDelawareTR 3354 Office Member LLCDelawareTR Domain 10 LLCDelawareTR Domain 11 LLCDelawareTR Domain 12 LLCDelawareTR Domain 9 LLCDelawareTR Domain LLCDelawareTR Domain Point Member LLCDelawareTR Legacy Circle LLCDelawareTR Legacy Member LLCDelawareTR Terrace GP LLCDelawareTR Terrace LPDelawareTwo Briarlake Plaza GP LLCDelawareTwo Briarlake Plaza LPDelawareAt DecemberÂ 31, 2024, the financial statements of the following entities were consolidated with those of the Registrant in the consolidated financial statements incorporated herein:SubsidiaryState of Incorporation3354 Office/Condo, LLC (95% owned by Registrant)DelawareHICO 100 Mill LLC (90% owned by Registrant)DelawareHICO 100 Mill TRS LLC (95% owned by Registrant)DelawareTR 3354 Office LLC (95% owned by Registrant)DelawareTR Domain Point LLC (96.5% owned by Registrant)DelawareTR Legacy Town Center LLC (95% owned by Registrant)DelawareThe names of particular subsidiaries have been omitted because, when considered in the aggregate as a single subsidiary, they would not constitute, as of the end of the year covered by this report, a â€œsignificant subsidiaryâ€ as that term is defined in Rule 1-02(w) of Regulation S-X under the Securities Exchange Act of 1934. EX-22 4 cuz-exhibit224q24.htm EX-22 DocumentExhibit 22SUBSIDIARY ISSUER OF GUARANTEED SECURITIESCousins Properties LP (â€œCPLPâ€), the primary operating subsidiary of Cousins Properties Incorporated, is the issuer of (i) $500 million aggregate principal amount of 5.875% senior notes due 2034 (the â€œ2034 Senior Notesâ€) and (ii) $400 million aggregate principal amount of 5.375% senior notes due 2032 (the "2032 Senior Notes" and, together with the 2034 Senior Notes, the "Senior Notesâ€). The Senior Notes are fully and unconditionally guaranteed by the registrant, who consolidates CPLP. EX-23 5 cuz-exhibit234q24.htm EX-23 DocumentExhibit 23CONSENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM We consent to the incorporation by reference in Registration Statement No. 333-269870 and 333-231512 on Form S-8 and Registration Statement No. 333-279209 and 333-279209-1 on Form S-3 of our reports dated FebruaryÂ 6, 2025, relating to the consolidated financial statements of Cousins Properties Incorporated and subsidiaries, and the effectiveness of Cousins Properties Incorporatedâ€™s internal control over financial reporting, appearing in this Annual Report on Form 10-K of Cousins Properties Incorporated for the year ended DecemberÂ 31, 2024./s/ Deloitte & Touche LLPAtlanta, GeorgiaFebruaryÂ 6, 2025 EX-31.1 6 cuz-exhibit3114q24.htm EX-31.1 DocumentExhibitÂ 31.1CERTIFICATION PURSUANT TO SECTION 302 OFTHE SARBANES-OXLEY ACT OF 2002I, M. Colin Connolly, certify that:1.I have reviewed this annual report on Form 10-K of Cousins Properties Incorporated (the â€œRegistrantâ€);2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the Registrant as of, and for, the periods presented in this report;4.The Registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act RulesÂ 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act RulesÂ 13a-15(f) and 15d-15(f)) for the Registrant and have:a.Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the Registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;b.Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c.Evaluated the effectiveness of the Registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; andd.Disclosed in this report any change in the Registrantâ€™s internal control over financial reporting that occurred during the Registrantâ€™s most recent fiscal quarter (the registrantâ€™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the Registrantâ€™s internal control over financial reporting; and5.The Registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Registrantâ€™s auditors and the audit committee of the Registrantâ€™s board of directors (or persons performing the equivalent functions):a.All significant deficiencies and material

weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Registrantâ€™s ability to record, process, summarize and report financial information; andb.Any fraud, whether or not material, that involves management or other employees who have a significant role in the Registrantâ€™s internal control over financial reporting./s/ M. Colin ConnollyM. Colin ConnollyChief Executive Officer, President, and DirectorDate: FebruaryÂ 6, 2025 EX-31.2 7 cuz-exhibit3124q24.htm EX-31.2 DocumentExhibitÂ 31.2CERTIFICATION PURSUANT TO SECTION 302 OFTHE SARBANES-OXLEY ACT OF 2002I, Gregg D. Adzema, certify that:1.I have reviewed this annual report on Form 10-K of Cousins Properties Incorporated (the â€œRegistrantâ€);2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the Registrant as of, and for, the periods presented in this report;4.The Registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act RulesÂ 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act RulesÂ 13a-15(f) and 15d-15(f)) for the Registrant and have:a.Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the Registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;b.Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c.Evaluated the effectiveness of the Registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; andd.Disclosed in this report any change in the Registrantâ€™s internal control over financial reporting that occurred during the Registrantâ€™s most recent fiscal quarter (the registrantâ€™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the Registrantâ€™s internal control over financial reporting; and5.The Registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Registrantâ€™s auditors and the audit committee of the Registrantâ€™s board of directors (or persons performing the equivalent functions):a.All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Registrantâ€™s ability to record, process, summarize and report financial information; andb.Any fraud, whether or not material, that involves management or other employees who have a significant role in the Registrantâ€™s internal control over financial reporting./s/ Gregg D. AdzemaGregg D. AdzemaExecutive Vice President and Chief Financial OfficerDate: FebruaryÂ 6, 2025 EX-32.1 8 cuz-exhibit3214q24.htm EX-32.1 DocumentExhibitÂ 32.1CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350,AS ADOPTED PURSUANT TO SECTION 906 OF THESARBANES-OXLEY ACT OF 2002Pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002 and in connection with the Annual Report on Form 10-K of Cousins Properties Incorporated (the â€œRegistrantâ€) for the year ended DecemberÂ 31, 2024, as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), the undersigned, the President and Chief Executive Officer of the Registrant, certifies that to his knowledge:(1)Â The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and(2)Â The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Registrant./s/ M. Colin ConnollyM. Colin ConnollyChief Executive Officer, President, and DirectorDate: FebruaryÂ 6, 2025 EX-32.2 9 cuz-exhibit3224q24.htm EX-32.2 DocumentExhibitÂ 32.2CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350,AS ADOPTED PURSUANT TO SECTION 906 OF THESARBANES-OXLEY ACT OF 2002Pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002 and in connection with the Annual Report on Form 10-K of Cousins Properties Incorporated (the â€œRegistrantâ€) for the year ended DecemberÂ 31, 2024, as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), the undersigned, the Executive Vice President and Chief Financial Officer of the Registrant, certifies that to his knowledge:(1)Â The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and(2)Â The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Registrant./s/ Gregg D. AdzemaGregg D. AdzemaExecutive Vice President and Chief Financial OfficerDate: FebruaryÂ 6, 2025 EX-101.SCH 10 cuz-20241231.xsd XBRL TAXONOMY EXTENSION SCHEMA DOCUMENT 0000001 - Document - Cover link:presentationLink link:calculationLink link:definitionLink 0000002 - Document - Audit Information link:presentationLink link:calculationLink link:definitionLink 9952151 - Statement - Consolidated Balance Sheets link:presentationLink link:calculationLink link:definitionLink 9952152 - Statement - Consolidated Balance Sheets (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 9952153 - Statement - Consolidated Statements of Operations link:presentationLink link:calculationLink link:definitionLink 9952154 - Statement - Consolidated Statements of Comprehensive Income link:presentationLink link:calculationLink link:definitionLink 9952155 - Statement - Consolidated Statements of Equity link:presentationLink link:calculationLink link:definitionLink 9952156 - Statement - Consolidated Statements of Equity (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 9952157 - Statement - Consolidated Statements of Cash Flows link:presentationLink link:calculationLink link:definitionLink 9952158 - Disclosure - DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION link:presentationLink link:calculationLink link:definitionLink 9952159 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES link:presentationLink link:calculationLink link:definitionLink 9952160 - Disclosure - REAL ESTATE link:presentationLink link:calculationLink link:definitionLink 9952161 - Disclosure - GROUND LEASES link:presentationLink link:calculationLink link:definitionLink 9952162 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT link:presentationLink link:calculationLink link:definitionLink 9952163 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES link:presentationLink link:calculationLink link:definitionLink 9952164 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES link:presentationLink link:calculationLink link:definitionLink 9952165 - Disclosure - OTHER ASSETS link:presentationLink link:calculationLink link:definitionLink 9952166 - Disclosure - NOTES PAYABLE link:presentationLink link:calculationLink link:definitionLink 9952167 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS link:presentationLink link:calculationLink link:definitionLink 9952168 - Disclosure - OTHER LIABILITIES link:presentationLink link:calculationLink link:definitionLink 9952169 - Disclosure - COMMITMENTS AND CONTINGENCIES link:presentationLink link:calculationLink link:definitionLink 9952170 - Disclosure - STOCKHOLDERS' EQUITY link:presentationLink link:calculationLink link:definitionLink 9952171 - Disclosure - REVENUE RECOGNITION link:presentationLink link:calculationLink link:definitionLink 9952172 - Disclosure - STOCK-BASED COMPENSATION link:presentationLink link:calculationLink link:definitionLink 9952173 - Disclosure - RETIREMENT SAVINGS PLAN link:presentationLink link:calculationLink link:definitionLink 9952174 - Disclosure - INCOME TAXES link:presentationLink link:calculationLink link:definitionLink 9952175 - Disclosure - EARNINGS PER SHARE link:presentationLink link:calculationLink link:definitionLink 9952176 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION link:presentationLink link:calculationLink link:definitionLink 9952177 - Disclosure - REPORTABLE SEGMENTS link:presentationLink link:calculationLink link:definitionLink 9952178 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation link:presentationLink link:calculationLink link:definitionLink 9955511 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES (Policies) link:presentationLink link:calculationLink link:definitionLink 9955512 - Disclosure - REAL ESTATE (Tables) link:presentationLink link:calculationLink link:definitionLink 9955513 - Disclosure - GROUND LEASES (Tables) link:presentationLink link:calculationLink link:definitionLink 9955514 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT (Tables) link:presentationLink link:calculationLink link:definitionLink 9955515 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES (Tables) link:presentationLink link:calculationLink link:definitionLink 9955516 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES (Tables) link:presentationLink link:calculationLink link:definitionLink 9955517 - Disclosure - OTHER ASSETS (Tables) link:presentationLink link:calculationLink link:definitionLink 9955518 - Disclosure - NOTES PAYABLE (Tables) link:presentationLink link:calculationLink link:definitionLink 9955519 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS (Tables) link:presentationLink link:calculationLink link:definitionLink 9955520 - Disclosure - OTHER LIABILITIES (Tables) link:presentationLink link:calculationLink link:definitionLink 9955521 - Disclosure - STOCKHOLDERS' EQUITY (Tables) link:presentationLink link:calculationLink link:definitionLink 9955522 - Disclosure - REVENUE RECOGNITION (Tables) link:presentationLink link:calculationLink link:definitionLink 9955523 - Disclosure - STOCK-BASED COMPENSATION (Tables) link:presentationLink link:calculationLink link:definitionLink 9955524 - Disclosure - INCOME TAXES (Tables) link:presentationLink link:calculationLink link:definitionLink 9955525 - Disclosure - EARNINGS PER SHARE (Tables) link:presentationLink link:calculationLink link:definitionLink 9955526 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION (Tables) link:presentationLink link:calculationLink link:definitionLink 9955527 - Disclosure - REPORTABLE SEGMENTS (Tables) link:presentationLink link:calculationLink link:definitionLink 9955528 - Disclosure - DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION - Description of Business (Details) link:presentationLink link:calculationLink link:definitionLink 9955529 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Cost Capitalization (Details) link:presentationLink link:calculationLink link:definitionLink 9955530 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Depreciation and Amortization (Details) link:presentationLink link:calculationLink link:definitionLink 9955531 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Noncontrolling Interest (Details) link:presentationLink link:calculationLink link:definitionLink 9955532 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Revenue Recognition (Details) link:presentationLink link:calculationLink link:definitionLink 9955533 - Disclosure - REAL ESTATE - Summarizes Of Acquisition Transactions (Details) link:presentationLink link:calculationLink link:definitionLink 9955534 - Disclosure - REAL ESTATE - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955535 - Disclosure - GROUND LEASES - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955536 - Disclosure - GROUND LEASES - Future Minimum Payments (Details) link:presentationLink link:calculationLink link:definitionLink 9955536 - Disclosure - GROUND LEASES - Future Minimum Payments (Details) link:presentationLink link:calculationLink link:definitionLink 9955537 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT (Details) link:presentationLink link:calculationLink link:definitionLink 9955538 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT - Schedule of Investments In Real Estate Debt (Details) link:presentationLink link:calculationLink link:definitionLink 9955539 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures (Details) link:presentationLink link:calculationLink link:definitionLink 9955540 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - AMCO 120 WT Holdings, LLC (Details) link:presentationLink link:calculationLink link:definitionLink 9955541 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Crawford Longâ€”CPI, LLC (Details) link:presentationLink link:calculationLink link:definitionLink 9955542 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Neuhoff Holdings LLC (Details) link:presentationLink link:calculationLink link:definitionLink 9955543 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - TL CO Proscenium, LLC ("Proscenium") (Details) link:presentationLink link:calculationLink link:definitionLink 9955544 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - 715 Ponce Holdings LLC (Details) link:presentationLink link:calculationLink link:definitionLink 9955545 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Carolina Square Holdings LP (Details) link:presentationLink link:calculationLink link:definitionLink 9955546 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - HICO Victory Center LP (Details) link:presentationLink link:calculationLink link:definitionLink 9955547 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955548 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangible Assets (Details) link:presentationLink link:calculationLink link:definitionLink 9955549 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangible Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 9955550 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Aggregate Amortization of Intangible Assets and Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 9955551 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955552 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangibles - future Amortization (Details) link:presentationLink link:calculationLink link:definitionLink 9955552 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangibles - future Amortization (Details) link:presentationLink link:calculationLink link:definitionLink 9955553 - Disclosure - OTHER ASSETS (Details) link:presentationLink link:calculationLink link:definitionLink 9955554 - Disclosure - NOTES PAYABLE - Terms of notes payable (Details) link:presentationLink link:calculationLink link:definitionLink 9955555 - Disclosure - NOTES PAYABLE - Credit Facility (Details) link:presentationLink link:calculationLink link:definitionLink 9955556 - Disclosure - NOTES PAYABLE - Term Loan (Details) link:presentationLink link:calculationLink link:definitionLink 9955557 - Disclosure - NOTES PAYABLE - Unsecured Senior Notes (Details) link:presentationLink link:calculationLink link:definitionLink 9955558 - Disclosure - NOTES PAYABLE - Secured Mortgage Notes (Details) link:presentationLink link:calculationLink link:definitionLink 9955559 - Disclosure - NOTES PAYABLE - Other Debt Information (Details) link:presentationLink link:calculationLink link:definitionLink 9955560 - Disclosure - NOTES PAYABLE - Interest expense (Details) link:presentationLink link:calculationLink link:definitionLink 9955561 - Disclosure - NOTES PAYABLE - Debt maturities (Details) link:presentationLink link:calculationLink link:definitionLink 9955562 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955563 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS - Schedule of Reclassification out of Accumulated Other Comprehensive Income (Details) link:presentationLink link:calculationLink link:definitionLink 9955564 - Disclosure - OTHER LIABILITIES (Details) link:presentationLink link:calculationLink link:definitionLink 9955565 - Disclosure - COMMITMENTS AND CONTINGENCIES (Details) link:presentationLink link:calculationLink link:definitionLink 9955566 - Disclosure - STOCKHOLDERS' EQUITY - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955567 - Disclosure - STOCKHOLDERS' EQUITY - Distribution of REIT Taxable Income (Details) link:presentationLink link:calculationLink link:definitionLink 9955568 - Disclosure - STOCKHOLDERS' EQUITY - Tax status of Distributions (Details) link:presentationLink link:calculationLink link:definitionLink 9955569 - Disclosure - REVENUE RECOGNITION - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955570 - Disclosure - REVENUE RECOGNITION - Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases (Details) link:presentationLink link:calculationLink link:definitionLink 9955571 - Disclosure - STOCK-BASED COMPENSATION - Stock-based Compensation Expense, Net of Forfeitures (Details) link:presentationLink link:calculationLink link:definitionLink 9955572 - Disclosure - STOCK-BASED COMPENSATION - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955573 - Disclosure - STOCK-BASED COMPENSATION - Equity-Classified Awards Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955574 - Disclosure - STOCK-BASED COMPENSATION - Equity-classified Awards (Details) link:presentationLink link:calculationLink link:definitionLink 9955575 - Disclosure - STOCK-BASED COMPENSATION - Equity-classified Market-based RSUs (Details) link:presentationLink link:calculationLink link:definitionLink 9955576 - Disclosure - STOCK-BASED COMPENSATION - Liability-Classified Awards Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9955577 - Disclosure - STOCK-BASED COMPENSATION - Employee Stock Purchase Plan (Details) link:presentationLink link:calculationLink link:definitionLink 9955578 - Disclosure - RETIREMENT SAVINGS PLAN (Details) link:presentationLink link:calculationLink link:definitionLink 9955579 - Disclosure - INCOME TAXES - Statutory Federal Income Tax Rate (Details) link:presentationLink link:calculationLink link:definitionLink 9955580 - Disclosure - INCOME TAXES - Tax Effect of Significant Temporary Differences (Details) link:presentationLink link:calculationLink link:definitionLink 9955581 - Disclosure - EARNINGS PER SHARE - (Details) link:presentationLink link:calculationLink link:definitionLink 9955582 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION - Supplemental Cash Flows Information (Details) link:presentationLink link:calculationLink link:definitionLink 9955583 - Disclosure - REPORTABLE SEGMENTS - Segment Revenues (Details) link:presentationLink link:calculationLink link:definitionLink 9955584 - Disclosure - REPORTABLE SEGMENTS - Reconciliation of Net Income to Net Operating Income (Details) link:presentationLink link:calculationLink link:definitionLink 9955585 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation - Schedule of Properties (Details) link:presentationLink link:calculationLink link:definitionLink 9955586 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation - Notes to Schedule III (Details) link:presentationLink link:calculationLink link:definitionLink EX-101.CAL 11 cuz-20241231_cal.xml XBRL TAXONOMY EXTENSION CALCULATION LINKBASE DOCUMENT EX-101.DEF 12 cuz-20241231_def.xml XBRL TAXONOMY EXTENSION DEFINITION LINKBASE DOCUMENT EX-101.LAB 13 cuz-20241231_lab.xml XBRL TAXONOMY EXTENSION LABEL LINKBASE DOCUMENT Accounts receivable Accounts and Financing Receivable, after Allowance for Credit Loss Operating Ground Leases Lessee, Operating Lease, Liability, to be Paid, Fiscal Year Maturity [Abstract] Acquisition of partner's noncontrolling interest Payments for Repurchase of Redeemable Noncontrolling Interest Maximum employee subscription rate Share-Based Compensation Arrangement by Share-Based Payment Award, Maximum Employee Subscription Rate Adjustments to reconcile net incomeÂ to net cash provided by operating activities: Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] Distribution Type [Axis] Distribution Type [Axis]

Atlanta, GA Atlanta, Georgia [Member] Atlanta, Georgia [Member] Future Amortization of Intangible Assets: Finite-Lived Intangible Assets, Net, Amortization Expense, Fiscal Year Maturity [Abstract] Federal income tax benefit (expense) Effective Income Tax Rate Reconciliation at Federal Statutory Income Tax Rate, Amount Cover [Abstract] Cover [Abstract] Thereafter Lessee, Operating Lease, Liability, to be Paid, after Year Five NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Including Exchange Rate Effect Schedule of Future Minimum Payments on Operating Ground Leases, ASU 842 Lessee, Operating Lease, Liability, to be Paid, Maturity [Table Text Block] Corporate Center Corporate Center [Member] Corporate Center [Member] Trading Symbol Trading Symbol Ownership interest percentage Equity Method Investment, Ownership Percentage Federal and state tax net operating loss carryforwards Deferred Tax Assets, Operating Loss Carryforwards, Federal and State Deferred tax assets operating loss carryforwards federal and state. Non-NEOs Non-NEOs [Member] Dividends declared per common share (in usd per share) Common Stock, Dividends, Per Share, Declared Distributions to noncontrolling interests Noncontrolling Interest, Decrease from Distributions to Noncontrolling Interest Holders Disposal Group Name [Domain] Disposal Group Name [Domain] 2026 Lessor, Operating Lease, Payment to be Received, Year Two Line of Credit Facility [Table] Line of Credit Facility [Table] 2029 Lessor, Operating Lease, Payment to be Received, Year Five CostsÂ CapitalizedÂ Subsequent to Acquisition SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Cost Capitalized Subsequent to Acquisition [Abstract] Earnings per Share Earnings Per Share, Policy [Policy Text Block] DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION Organization, Consolidation and Presentation of Financial Statements Disclosure [Text Block] Number of award types Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Award Types Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Award Types 2024 Swap Interest Rate Swap 2024 [Member] Interest Rate Swap 2024 Non-Rule 10b5-1 Arrangement Adopted Non-Rule 10b5-1 Arrangement Adopted [Flag] Performance-based RSUs Performance Based Restricted Stock Unit [Member] Performance Based Restricted Stock Unit LAND Land [Member] Award Timing Disclosures [Line Items] Carolina Square Holdings LP Carolina Square Holdings LP [Member] Carolina Square Holdings LP [Member] Investment, Name [Domain] Investment, Name [Domain] Utilization of net operating loss carryforward Utilization Of Net Operating Loss Carryforward, Percent Utilization Of Net Operating Loss Carryforward, Percent Reportable Segments Segment Reporting, Policy [Policy Text Block] Revenue from Contract with Customer [Abstract] Revenue from Contract with Customer [Abstract] Average price (in dollars per share) Sale of Stock, Price Per Share Plan Name [Domain] Plan Name [Domain] Finance Lease, Liability, Statement of Financial Position [Extensible List] Finance Lease, Liability, Statement of Financial Position [Extensible Enumeration] Weighted average units of CPLP convertible into common shares (in shares) Weighted Average Number of Shares Outstanding, Diluted, Adjustment Leases [Abstract] Leases [Abstract] Rate Effective Income Tax Rate Reconciliation, Percent [Abstract] Operating Segments Operating Segments [Member] Supplier [Domain] Supplier [Domain] Net cash provided by operating activities Net Cash Provided by (Used in) Operating Activities CASH FLOWS FROM OPERATING ACTIVITIES: Net Cash Provided by (Used in) Operating Activities [Abstract] Aggregate cost for federal income tax, net of depreciation SEC Schedule III, Real Estate, Net SEC Schedule III, Real Estate, Net 2022 Term Loan 2022 Term Loan [Member] 2022 Term Loan First Priority Mortgage Loan First Priority Mortgage Loan [Member] First Mortgage Loan Section 1061 Three Year Amounts Disclosure (in usd per share) Section One Thousand Sixty-One Three Year Amounts Disclosure Section One Thousand Sixty-One Three Year Amounts Disclosure Effect of non-cash adjustments to rental revenues Straight Line Rent Award Timing Method Award Timing Method [Text Block] 2028 Intangible Assets and Liabilities Future Amortization Expense Year Four Intangible assets and liabilities future amortization expense. Trading Arrangements, by Individual Trading Arrangements, by Individual [Table] Crawford Long - CPI, LLC Crawford Long CPI LLC [Member] Crawford Long - CPI, LLC. Entity Common Stock, Shares Outstanding Entity Common Stock, Shares Outstanding Finance lease, weighted average remaining term Finance Lease, Weighted Average Remaining Lease Term Insider Trading Policies and Procedures [Line Items] Use of Estimates Use of Estimates, Policy [Policy Text Block] Collateral amount Debt Instrument, Collateral Amount Adjustment to Compensation, Amount Adjustment to Compensation Amount Additional paid-in capital Additional Paid in Capital, Common Stock Compensation Amount Outstanding Recovery Compensation Amount Disposal Group Classification [Axis] Disposal Group Classification [Axis] Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table [Member] Entity Small Business Entity Small Business Company Selected Measure Amount Company Selected Measure Amount Deductions during the period: Deductions of Real Estate [Abstract] Deductions of real estate. Federal and state tax capital loss carryforwards Deferred Tax Assets, Capital Loss Carryforwards Tabular List, Table Tabular List [Table Text Block] Fair value of shares purchased Share-Based Compensation Arrangement by Share-Based Payment Award, Purchase Date Fair Value of the Shares Purchased Share-Based Compensation Arrangement by Share-Based Payment Award, Purchase Date Fair Value of the Shares Purchased Share-based Compensation Arrangement by Share-based Payment Award [Line Items] Share-Based Compensation Arrangement by Share-Based Payment Award [Line Items] Term Loan, Unsecured Due In September 2025 Term Loan, Unsecured Due In September 2025 [Member] Term Loan, Unsecured Due In September 2025 Colorado Tower Colorado Tower Colorado Tower [Member] Colorado Tower [Member] Fees earned from unconsolidated joint ventures Fees Earned from Unconsolidated Joint Ventures Fees earned from unconsolidated joint ventures. Impairment Impairment or Disposal of Long-Lived Assets, Policy [Policy Text Block] Asset Acquisition [Axis] Asset Acquisition [Axis] TL CO Proscenium JV, LLC Terminus Office Holdings [Member] Terminus Office Holdings [Member] Goodwill Goodwill Other comprehensive income: Other Comprehensive Income (Loss), Net of Tax [Abstract] Service-based RSUs Liability-Classified, Service-Based Performance Restricted Stock Units [Member] Liability-Classified, Service-Based Performance Restricted Stock Units Stock Options Share-Based Payment Arrangement, Option [Member] Intangible and other assets Asset Acquisition, Intangible Assets Asset Acquisition, Intangible Assets 2025 Lessee, Operating Lease, Liability, to be Paid, Year One Senior Notes With Interest Rate Of 5.912% Senior Notes With Interest Rate Of 5.912% [Member] Senior Notes With Interest Rate Of 5.912% Total comprehensive income Comprehensive Income (Loss), Net of Tax, Attributable to Parent Finance lease, weighted average discount rate Finance Lease, Weighted Average Discount Rate, Percent Lease inducements, net of accumulated amortization of $8,181 and $5,860 in 2024 and 2023, respectively Incentive to Lessee Repayment of credit facility Repayments of Lines of Credit Other Effective Income Tax Rate Reconciliation, Other Adjustments, Percent Award Type [Axis] Award Type [Axis] The Terrace The Terrace [Member] The Terrace [Member] Earnings per common share - basic: Earnings Per Share, Basic [Abstract] Employees Employees [Member] Employees [Member] Restricted Cash Cash and Cash Equivalents, Restricted Cash and Cash Equivalents, Policy [Policy Text Block] ICFR Auditor Attestation Flag ICFR Auditor Attestation Flag Total liabilities Total Liabilities Liabilities Nonredeemable noncontrolling interests Equity, Attributable to Noncontrolling Interest Common dividends per share (in usd per share) Common Stock, Dividends, Per Share, Cash Paid Comprehensive income: Comprehensive Income (Loss), Net of Tax, Attributable to Parent [Abstract] Commitments related to investments in real estate debt Outstanding Commitments to Investment In Real Estate Debts Outstanding Commitments to Investment In Real Estate Debts Common stock, par value (in usd per share) Common Stock, Par or Stated Value Per Share Schedule of Share-based Compensation Arrangements by Share-based Payment Award [Table] Schedule of Share-Based Compensation Arrangements by Share-Based Payment Award [Table] Weighted average remaining lease term Acquired Finite-Lived Intangible Assets, Weighted Average Useful Life Expiration Date Trading Arrangement Expiration Date CASH FLOWS FROM INVESTING ACTIVITIES: Net Cash Provided by (Used in) Investing Activities [Abstract] Income Taxes [Table] Income Taxes [Table] Income Taxes [Table] Total Shareholder Return Amount Total Shareholder Return Amount Amount Income Tax Expense (Benefit), Effective Income Tax Rate Reconciliation, Amount [Abstract] Predevelopment costs Predevelopment Costs Predevelopment costs and earnest money. Equity Awards Adjustments, Footnote Equity Awards Adjustments, Footnote [Text Block] Terminus Terminus [Member] Terminus [Member] Land Land Held Carrying amount of land held for development, investment or sale. Debt Instrument [Line Items] Debt Instrument [Line Items] Named Executive Officers, Footnote Named Executive Officers, Footnote [Text Block] Other assets, net Total other assets Other Assets Variable rate Debt Instrument, Variable Rate Debt Instrument, Variable Rate Weighted average common shares â€” diluted (in shares) Weighted average common shares - diluted (in shares) Weighted Average Number of Shares Outstanding, Diluted MNPI Disclosure Timed for Compensation Value MNPI Disclosure Timed for Compensation Value [Flag] Total stockholders' investment Total Equity (Deficit) Equity, Attributable to Parent Total properties Real Estate Investment Property, Net Gross deferred tax asset Deferred Tax Assets, Gross Cash and Cash Equivalents Cash and Cash Equivalents, Unrestricted Cash and Cash Equivalents, Policy [Policy Text Block] Bond issuance, net of original issue discount Proceeds from Unsecured Notes Payable Meridian Mark Plaza Meridian Mark Plaza Atlanta [Member] Meridian mark plaza Atlanta. DERIVATIVE FINANCIAL INSTRUMENTS Financial Instruments Disclosure [Text Block] New Accounting Pronouncements or Change in Accounting Principle [Table] Accounting Standards Update and Change in Accounting Principle [Table] Proceeds from credit facility Proceeds from Unsecured Lines of Credit Schedule of Other Assets Schedule of Other Assets [Table Text Block] Weighted average maturity period Debt Instrument, Weighted Average Maturity Period Debt Instrument, Weighted Average Maturity Period Shares authorized under stock option plan (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Number of Shares Authorized Sale of Stock [Domain] Sale of Stock [Domain] Document Fiscal Period Focus Document Fiscal Period Focus Interest and other book tax differences Deferred Tax Assets, Interest And Other Book Tax Differences Deferred Tax Assets, Interest And Other Book Tax Differences 2028 Long-Term Debt, Maturity, Year Four All Executive Categories All Executive Categories [Member] Potential dilutive common shares (in shares) Incremental Common Shares Attributable to Dilutive Effect of Share-Based Payment Arrangements Write off of fully depreciated assets SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation, Other Deduction 2026 Finite-Lived Intangible Asset, Expected Amortization, Year Two Changed Peer Group, Footnote Changed Peer Group, Footnote [Text Block] Total Deductions Real Estate Deductions Gross Real estate deductions gross. Assets: Assets [Abstract] Land funding requirement (percent) Land Funding Requirement Land Funding Requirement Document Type Document Type Effective interest rate Debt Instrument, Interest Rate, Effective Percentage Derivative Contract [Domain] Derivative Contract [Domain] Dallas, TX Dallas, Georgia [Member] Dallas, Georgia [Member] Long-Term CapitalÂ Gain Long Term Capital Gain [Member] Long term capital gain. Number of non-recourse mortgage loans Debt Instrument, Number Of Instruments Debt Instrument, Number Of Instruments Spring & 8th Spring And 8th [Member] Spring And 8th [Member] Maximum Maximum [Member] Harborview Plaza Harborview Plaza [Member] Harborview Plaza [Member] Equity Valuation Assumption Difference, Footnote Equity Valuation Assumption Difference, Footnote [Text Block] Finite-lived intangible assets, net Finite-lived intangible assets, net Finite-Lived Intangible Assets, Net Furniture, Fixtures and Equipment Furniture and Fixtures [Member] Schedule of Valuation Assumptions Schedule of Share-Based Payment Award, Stock Options, Valuation Assumptions [Table Text Block] Investments in real estate debt, at fair value Investments In Real Estate Debt Investments In Real Estate Debt Purchase price discount Share-Based Compensation Arrangement by Share-Based Payment Award, Discount from Market Price, Purchase Date Add: Weighted Average Number of Shares Outstanding, Diluted, Adjustment [Abstract] Statistical Measurement [Axis] Statistical Measurement [Axis] Non-Rule 10b5-1 Arrangement Terminated Non-Rule 10b5-1 Arrangement Terminated [Flag] Building and ImprovementsÂ less Cost of Sales, TransfersÂ andÂ Other SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Cost Capitalized Subsequent to Acquisition, Building and Improvements Distributions to noncontrolling interests Payments to Noncontrolling Interests Non-PEO NEO Average Total Compensation Amount Non-PEO NEO Average Total Compensation Amount Name Outstanding Recovery, Individual Name Equity Classified RSU Awards Equity Classified Awards [Member] Equity Classified Awards Disaggregation of Revenue [Line Items] Disaggregation of Revenue [Line Items] Weighted average remaining lease term Finite-Lived Intangible Liabilities, Remaining Amortization Period Finite-Lived Intangible Liabilities, Remaining Amortization Period 2021 Term Loan 2021 Term Loan [Member] 2021 Term Loan Variable lease expense Variable Lease, Cost Interest capitalized Capitalized Interest Costs, Including Allowance for Funds Used During Construction Title and Position [Axis] Title and Position [Axis] 303 Tremont 303 Tremont [Member] 303 Tremont Member AMLI Residential AMLI Residential [Member] AMLI Residential [Member] Award Timing Predetermined Award Timing Predetermined [Flag] Tempe Gateway Tempe Gateway [Member] Tempe Gateway [Member] 715 Ponce JV 715 Ponce JV [Member] 715 Ponce JV Member 2027 Intangible Assets and Liabilities Future Amortization Expense Year Three Intangible assets and liabilities future amortization expense. Subsequent Event Type [Domain] Subsequent Event Type [Domain] Common dividends paid Payments of Ordinary Dividends, Common Stock Investment, Name [Axis] Equity Method Investee, Name [Axis] Investment, Name [Axis] Total Additions Real Estate Accumulated Depreciation Additions Gross Real estate accumulated depreciation additions total. Total Additions Real Estate Additions Gross Real estate additions gross. Net income per common share â€” diluted (in usd per share) Earnings Per Share, Diluted General and administrative expenses General and administrative expenses Other General and Administrative Expense Revenue Recognition Revenue from Contract with Customer [Policy Text Block] Terminus 200 Terminus 200 [Member] Terminus 200 [Member] Restatement does not require Recovery Restatement Does Not Require Recovery [Text Block] Number of extension options Debt Instrument, Number Of Extension Options Debt Instrument, Number Of Extension Options Ownership [Axis] Ownership [Axis] Retirement Benefits [Abstract] Retirement Benefits [Abstract] Customer [Axis] Customer [Axis] 2027 Lessor, Operating Lease, Payment to be Received, Year Three Statement of Financial Position [Abstract] Statement of Financial Position [Abstract] Amortization of right-of-use ground lease assets SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Amortization Of Right-Of-Use Ground Lease Assets SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Amortization Of Right-Of-Use Ground Lease Assets Fair value of restricted stock that vested Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period, Fair Value Senior Note, Unsecured Due 2027 Ten Year Note With Interest Rate Of 4.09% [Member] Ten Year Note With Interest Rate Of 4.09% Net income Net income Net income Net income Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Tax expense before utilization of net operating loss carryforward Income Tax Expense (Benefit) Senior Note, Unsecured Due 2025 Eight Year Note With Interest Rate Of 3.91% [Member] Eight Year Note With Interest Rate Of 3.91% Derivative asset Derivative Asset Finance lease payments Finance Lease, Payments Finance Lease, Payments Unrecognized compensation cost, period for recognition (in years) Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Period for Recognition Revenue recognized Revenue from Contract with Customer, Excluding Assessed Tax 110 East - Pledge of equity interests Charlotte, NC, Office Building 110 East - Pledge of Equity Interests Charlotte, NC Office Building [Member] 110 East - Pledge of Equity Interests Charlotte, NC Office Building Research Park V Research Park V [Member] Research Park V [Member] Statement of Comprehensive Income [Abstract] Benefit applicable to income (loss) from continuing operations Income Tax Expense (Benefit), Continuing Operations, Percent Income Tax Expense (Benefit), Continuing Operations, Percent Nine Year Unsecured Senior Notes With Interest Rate Of 3.86% Nine Year Unsecured Senior Notes With Interest Rate Of 3.86% [Member] Nine Year Unsecured Senior Notes With Interest Rate Of 3.86% Net cash used in investing activities Net Cash Provided by (Used in) Investing Activities Interest expense Total amount of interest expense presented in the consolidated statements of operations Interest expense Interest Expense, Operating and Nonoperating Investment in Joint Ventures Equity Method Investments [Policy Text Block] All Adjustments to Compensation All Adjustments to Compensation [Member] Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures Equity Method Investments [Table Text Block] Basis of Presentation Basis of Presentation [Policy Text Block] Basis of Presentation. Proceeds from sale of interest in unconsolidated joint ventures, net Proceeds from Divestiture of Interest in Joint Venture Commitments and Contingencies Disclosure [Abstract] Commitments and Contingencies Disclosure [Abstract] Legal Entity [Axis] Legal Entity [Axis] Disposal Group, Disposed of by Sale, Not Discontinued Operations Disposal Group, Disposed of by Sale, Not Discontinued Operations [Member] Term Loan Unsecured Due 2024 Unsecured Term Loan With Interest Rate Of 5.41% [Member] Unsecured Term Loan With Interest Rate Of 5.41% Name of Property [Domain] Name of Property [Domain] Future minimum rents to be received Lessor, Operating Lease, Payment to be Received 2029 Intangible Assets and Liabilities Future Amortization Expense Year Five Intangible assets and liabilities future amortization expense. Long-term Debt, Type [Domain] Long-Term Debt, Type [Domain] Entity Address, State or Province Entity Address, State or Province Derivative Instruments and Hedging Activities Disclosure [Abstract] Schedule of Equity Method Investments [Line Items] Schedule of Equity Method Investments [Line Items] Erroneous Compensation Analysis Erroneous Compensation Analysis [Text Block] NS Norfolk Southern [Member] Norfolk Southern [Member] Period in which the company capitalizes interest, real estate taxes and certain operating expenses on the unoccupied portion of recently completed properties, beginning with the date it is substantially complete (percent) Period of Time that Company Capitalizes Costs on Unoccupied Portion of Recently Completed Projects Minimum Average Economic Occupancy Percent Period of time that the company capitalizes costs on the unoccupied portion of recently completed projects-minimum average economic occupancy percent. Gross sales price Sales price Disposal Group, Including Discontinued Operation, Consideration LIBOR London Inter bank Offered Rate (LIBOR) [Member] London Inter bank Offered Rate (LIBOR) Employee vesting period in the retirement saving plan Vesting Period of Employer Contributions Vesting Period of Employer Contributions 2026 Intangible Assets and Liabilities Future Amortization Expense Year Two Intangible assets and liabilities future amortization expense. Outstanding at beginning of period (in usd per share) Outstanding at end of period (in usd per share) Share-Based Compensation Arrangement by Share-

Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value Performing Mortgage Loan Performing Mortgage Loan [Member] Performing Mortgage Loan Expected contributions Share-Based Compensation Arrangement By Share-Based Payment Award, Expected Employee Contributions Share-Based Compensation Arrangement By Share-Based Payment Award, Expected Employee Contributions Valuation allowance Effective Income Tax Rate Reconciliation, Change in Deferred Tax Assets Valuation Allowance, Percent Construction Loans Construction Loans [Member] Liability-classified awards Liability Classified Awards [Member] Liability Classified Awards Ordinary Dividends Ordinary Dividends [Member] Ordinary Dividends. Restatement Determination Date Restatement Determination Date Pay vs Performance Disclosure Pay vs Performance Disclosure [Table] SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation Disclosure [Text Block] Other Noncontrolling Interests Other Noncontrolling Interests [Member] Other Noncontrolling Interests [Member] Unrecaptured Section 1250 Gain (in usd per share) Unrecaptured Section One Thousand Two Hundred Fifty Gain Unrecaptured section 1250 gain. Schedule of Property, Plant and Equipment [Table] Property, Plant and Equipment [Table] Operating ground leases, right-of-use asset Operating Lease, Right-of-Use Asset Erroneously Awarded Compensation Recovery Erroneously Awarded Compensation Recovery [Table] Stock options outstanding (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Number Income from unconsolidated joint ventures Deferred Tax Assets, Equity Method Investments Gain on sales of investments in unconsolidated joint ventures Income (Loss) From Unconsolidated Joint Ventures Income (Loss) From Unconsolidated Joint Ventures Contributions to unconsolidated joint ventures Payments to acquire equity method investments Payments to Acquire Equity Method Investments EARNINGS PER SHARE Earnings Per Share [Text Block] Subsequent Event Subsequent Event [Member] Expenses: Costs and Expenses [Abstract] Unrealized gains on cash flow hedges Amount of income recognized in accumulated other comprehensive income on interest rate derivatives Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), before Reclassification, after Tax Granted (in usd per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period, Weighted Average Grant Date Fair Value Income Taxes Income Tax, Policy [Policy Text Block] Peer Group Issuers, Footnote Peer Group Issuers, Footnote [Text Block] Segments [Domain] Segments [Domain] Land and Improvements less Cost of Sales,Â Transfers and Other SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Land, Amount Future obligations under leases Outstanding Commitments to Fund Real Estate Projects Outstanding commitments to fund real estate projects. Repayments of debt Repayments of Unsecured Debt Depreciation and amortization (In-place leases) Other Depreciation and Amortization PEO PEO [Member] Avalon Avalon [Member] Avalon Member Accumulated depreciation of furniture, fixtures and equipment, leasehold improvements, and other deferred costs Furniture, Fixture And Equipment And Leasehold Improvements Accumulated Depreciation Furniture, Fixture And Equipment And Leasehold Improvements Accumulated Depreciation Terminus Properties In Atlanta Terminus Properties In Atlanta [Member] Terminus Properties In Atlanta Name Trading Arrangement, Individual Name Debt instrument, additional default interest rate Debt Instrument, Debt Default, Interest Rate Debt Instrument, Debt Default, Interest Rate Unsecured Term Loan With Interest Rate Of 5.433% Unsecured Term Loan With Interest Rate Of 5.433% [Member] Unsecured Term Loan With Interest Rate Of 5.433% The Pointe The Pointe [Member] The Pointe [Member] Saint - Ann Pledge of asset Dallas, TX, Office Building Saint - Ann Pledge of Asset Dallas, TX, Office Building [Member] Saint - Ann Pledge of Asset Dallas, TX, Office Building Property, Plant and Equipment, Type [Axis] Long-Lived Tangible Asset [Axis] Entity Public Float Entity Public Float Disposal Group Name [Axis] Disposal Group Name [Axis] 2028 Lessor, Operating Lease, Payment to be Received, Year Four Non Dividend Distributions (in usd per share) Non-Dividend Distribution Per Share Non-Dividend Distribution Per Share Income (loss) from unconsolidated joint ventures Loss (income) from unconsolidated joint ventures Income (Loss) from Equity Method Investments Treasury stock at cost, 2,536,583 shares in 2023 Treasury Stock, Common, Value Facility fee percentage Line of Credit Facility, Unused Capacity, Commitment Fee Percentage Aggregate outstanding indebtedness Equity Method Investment Summarized Financial Information Debt Equity method investment summarized financial information debt. Awards Close in Time to MNPI Disclosures, Table Awards Close in Time to MNPI Disclosures [Table Text Block] Dividends owed Common stock dividends declared and accrued Dividends Payable Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year [Member] Income Taxes [Line Items] Income Taxes [Line Items] [Line Items] for Income Taxes [Table] Aggregate Erroneous Compensation Amount Aggregate Erroneous Compensation Amount Variable rental revenue Variable Rental Revenue [Member] Variable Rent Revenue [Member] Local Phone Number Local Phone Number Valuation allowance Deferred Tax Assets, Valuation Allowance Aggregate Erroneous Compensation Not Yet Determined Aggregate Erroneous Compensation Not Yet Determined [Text Block] OTHER ASSETS Other Assets Disclosure [Text Block] Reconciliation of Revenue from Segments to Consolidated Reconciliation of Revenue from Segments to Consolidated [Table Text Block] Equity Method Investment [Table] Equity Method Investment [Table] Asset Acquisition [Line Items] Asset Acquisition [Line Items] Changes in other operating assets and liabilities, net of acquisitions: Increase (Decrease) in Operating Capital [Abstract] SOFR Secured Overnight Financing Rate (SOFR) [Member] PEO Total Compensation Amount PEO Total Compensation Amount Property, Plant and Equipment, Type [Domain] Long-Lived Tangible Asset [Domain] Neuoff JV Neuoff JV [Member] Neuoff JV Member Additions during the period: Additions of Real Estate During Period [Abstract] Additions of real estate during period. Debt Disclosure [Abstract] Debt Disclosure [Abstract] Variable rate Investments In Real Estate Debt, Basis Spread On Variable Rate Investments In Real Estate Debt, Basis Spread On Variable Rate Common Stock Common Stock [Member] Austin Austin, TX Austin, TX [Member] Austin, TX Forgone Recovery due to Expense of Enforcement, Amount Forgone Recovery due to Expense of Enforcement, Amount Credit Facility Line of Credit [Member] Proceeds from sale of treasury stock Proceeds from Sale of Treasury Stock Below-Market Ground Leases Below-Market Ground Leases Below-Market Ground Leases [Member] Below-Market Ground Leases [Member] Company'sÂ Investment Equity Method Investments Including those with Negative Balances The carrying amount on the entity's balance sheet of its investment in common stock of an equity method investee, including those with credit balances. This is not an indicator of the fair value of the investment, rather it is the initial cost adjusted for the entity's share of earnings and losses of the investee, adjusted for any distributions (dividends) and other than temporary impairment (OTTI) losses recognized. Houston, TX Houston, Texas [Member] Houston, Texas [Member] Net operating liabilities Asset Acquistion, Net Operating Liabilities Asset Acquistion, Net Operating Liabilities Segment Reporting [Abstract] Segment Reporting [Abstract] Charlotte Charlotte, NC [Member] Charlotte, NC [Member] 5950 Sherry Lane 5950 Sherry Lane [Member] 5950 Sherry Lane [Member] Net operating income from unconsolidated joint ventures Net Operating Income From Unconsolidated Joint Ventures Net Operating Income From Unconsolidated Joint Ventures Entity Central Index Key Entity Central Index Key Equity Method Investments and Joint Ventures [Abstract] Equity Method Investments and Joint Ventures [Abstract] Operating properties Asset Acquisition, Operating Properties Asset Acquisition, Operating Properties 3348 Peachtree 3348 Peachtree [Member] 3348 Peachtree [Member] Legacy Union One Legacy Union One Legacy Union One [Member] Legacy Union One [Member] Discontinued Operations and Disposal Groups [Abstract] Non-PEO NEO Average Compensation Actually Paid Amount Non-PEO NEO Average Compensation Actually Paid Amount STOCKHOLDERS' EQUITY Equity [Text Block] Change in operating liabilities, net Increase (Decrease) in Accounts Payable and Accrued Liabilities Award Timing, How MNPI Considered Award Timing, How MNPI Considered [Text Block] REPORTABLE SEGMENTS Segment Reporting Disclosure [Text Block] Real estate assets: Real Estate Investment Property, Net [Abstract] Gross purchase price Payments to Acquire Real Estate and Real Estate Joint Ventures Restricted stock Restricted Stock [Member] Below-Market Leases, Above-Market Leases Below-Market Leases, Above-Market Leases [Member] Below-Market Leases, Above-Market Leases Title Trading Arrangement, Individual Title Tampa Tampa, FL Tampa, FL [Member] Tampa, FL Total Distributions Per Share (in usd per share) Tax Status Of Common Sock Dividends Per Share Declared Tax Status Of Common Sock Dividends Per Share Declared Consolidated Entities [Axis] Consolidated Entities [Axis] Unsecured Debt Unsecured Debt [Member] Fifth Third Center Fifth Third Center [Member] Fifth Third Center [Member] City Area Code City Area Code Tax effect of discontinued operation Discontinued Operation, Tax Effect of Discontinued Operation Auditor Location Auditor Location Tax impact of capital loss carryforward Effective Income Tax Rate Reconciliation, Change in Enacted Tax Rate, Percent Projects under development Development in Process Credit Facility Unsecured Credit Facility [Member] Unsecured Credit Facility [Member] Disposal Group Classification [Domain] Disposal Group Classification [Domain] Insider Trading Policies and Procedures Not Adopted Insider Trading Policies and Procedures Not Adopted [Text Block] Payout range maximum (as a percent) Payout Range Maximum Payout range maximum. Real Estate SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate [Roll Forward] Acquisition costs Asset Acquisition, Acquisition Related Costs Asset Acquisition, Acquisition Related Costs Available borrowing capacity Line of Credit Facility, Remaining Borrowing Capacity 3344 Peachtree 3344 Peachtree [Member] 3344 Peachtree [Member] Schedule of Segment Reporting Information, by Segment [Table] Schedule of Segment Reporting Information, by Segment [Table] Tax impact of capital loss carryforward Effective Income Tax Rate Reconciliation, Change in Enacted Tax Rate, Amount Weighted Average Fair Market Value at Grant Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value [Abstract] Non-Office Non-Office Segment [Member] Non-Office Segment Subsequent Event Type [Axis] Subsequent Event Type [Axis] INVESTMENTS IN REAL ESTATE DEBT Investment [Text Block] Earnings Per Share [Abstract] Earnings Per Share [Abstract] Equity [Abstract] Equity [Abstract] Net income attributable to noncontrolling interests Net income attributable to other noncontrolling interests Income (Loss) from Continuing Operations, Net of Tax, Attributable to Noncontrolling Interest Finance Lease, Right-of-Use Asset, Statement of Financial Position [Extensible List] Finance Lease, Right-of-Use Asset, Statement of Financial Position [Extensible Enumeration] Schedule of Reclassification out of Accumulated Other Comprehensive Income Reclassification out of Accumulated Other Comprehensive Income [Table Text Block] Class of Stock [Domain] Class of Stock [Domain] Reclassification of interest expense Cash Flow Hedge Gain (Loss) to be Reclassified within 12 Months Supplemental Cash Flow Elements [Abstract] Supplemental Cash Flow Elements [Abstract] Schedule of Terms of Notes Payable Schedule of Debt [Table Text Block] 2026 Long-Term Debt, Maturity, Year Two Aggregate Available Trading Arrangement, Securities Aggregate Available Amount Equity Awards Adjustments Equity Awards Adjustments [Member] Operating ground leases, liability Lease liability Operating Lease, Liability Underlying Securities Award Underlying Securities Amount 715 Ponce Holdings LLC 715 Ponce Holdings LLC [Member] 715 Ponce Holdings LLC Common dividends Dividends, Common Stock, Cash Amendment Flag Amendment Flag Future Amortization of Intangible Liabilities: Finite-Lived Intangible Liabilities, Net, Amortization, Fiscal Year Maturity [Abstract] Finite-Lived Intangible Liabilities, Net, Amortization, Fiscal Year Maturity [Abstract] Cost of real estate sold SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Cost of Investment in Real Estate Sold Stock Appreciation Rights (SARs) Stock Appreciation Rights (SARs) [Member] CONSOLIDATED STATEMENTS OF CASH FLOWS-SUPPLEMENTAL INFORMATION Cash Flow, Supplemental Disclosures [Text Block] Sale of stock, shares issued (in shares) Sale of Stock, Number of Shares Issued in Transaction Unamortized loan costs Debt issuance costs Debt Issuance Costs, Net NOTES PAYABLE Debt Disclosure [Text Block] Recovery of Erroneously Awarded Compensation Disclosure [Line Items] Debt amount Debt Instrument, Face Amount Prepaid expenses Prepaid Expenses [Member] Prepaid Expenses Entity Address, Postal Zip Code Entity Address, Postal Zip Code Interest Rate Swap Interest Rate Swap [Member] Amortization of stock based compensation, net of forfeitures Amortization Of Stock Based Compensation, Net Of Forfeitures Amortization Of Stock Based Compensation, Net Of Forfeitures Independent Board of Directors Independent Board Of Directors [Member] Independent Board Of Directors [Member] Cash and cash equivalents Cash and Cash Equivalents, at Carrying Value Number of apartment units Number of Units in Real Estate Property Schedule of Investments [Table] Schedule of Investments [Table] Buildings and Improvements SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Initial Cost of Building and Improvements 3354/3356 Peachtree 3354 Peachtree [Member] 3354 Peachtree [Member] Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested [Member] Auditor Name Auditor Name Forfeited (in usd per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeitures, Weighted Average Grant Date Fair Value Gain on extinguishment of debt Loss on extinguishment of debt Gain on extinguishment of debt Gain (Loss) on Extinguishment of Debt Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested [Member] Audit Information [Abstract] Audit Information Useful life Property, Plant and Equipment, Useful Life Depreciation expense SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation, Depreciation Expense Employee Stock Purchase Plan Employee Stock [Member] Equity Method Investment, Nonconsolidated Investee [Axis] Equity Method Investment, Nonconsolidated Investee [Axis] Combined gross sales price Proceeds from Sale, Real Estate, Held-for-Investment Building and ImprovementsÂ less Cost of Sales, TransfersÂ andÂ Other SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Building and Improvements, Amount Adjustment To PEO Compensation, Footnote Adjustment To PEO Compensation, Footnote [Text Block] Stock Options Equity Option [Member] Schedule of Components of the Taxability of the Company's Dividends Schedule of Components of Taxability of Company Dividends [Table Text Block] Schedule of components of taxability of company dividends. 300 Colorado Austin 300 Colorado Project, LP [Member] Austin 300 Colorado Project, LP [Member] Net income available to common stockholders Net Income (Loss) Available to Common Stockholders, Basic Compensation Actually Paid vs. Other Measure Compensation Actually Paid vs. Other Measure [Text Block] Stock, Class of Stock [Table] Stock, Class of Stock [Table] Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year [Member] Denominator: Weighted Average Number of Shares Outstanding, Diluted [Abstract] Maximum employee subscription amount Share-Based Compensation Arrangement By Share-Based Payment Award, Maximum Employee Subscription Amount Share-Based Compensation Arrangement By Share-Based Payment Award, Maximum Employee Subscription Amount Total assets Total Assets Assets Rental property operating expenses Cost of Goods and Services Sold SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Axis] SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Axis] Deferred rents receivable Deferred Rent Receivables, Net Atlanta Land Atlanta Land [Member] Atlanta Land Forgone Recovery due to Violation of Home Country Law, Amount Forgone Recovery due to Violation of Home Country Law, Amount Commitments and contingencies Commitments and Contingencies Stock Compensation Share-Based Payment Arrangement [Policy Text Block] 111 West Rio 111 West Rio [Member] 111 West Rio [Member] Miscellaneous Investments Miscellaneous Investments [Member] Schedule of Difference between Income Tax Benefit (provision) and the Amount Computed by Applying the Statutory Federal Income Tax Rate to Income Before Taxes Schedule of Effective Income Tax Rate Reconciliation [Table Text Block] Termination Date Trading Arrangement Termination Date 2026 Lessee, Operating Lease, Liability, to be Paid, Year Two 2025 Long-Term Debt, Maturity, Year One Other liabilities Total other liabilities Other Liabilities Promenade Tower Promenade [Member] Promenade [Member] Leverage ratio Line Of Credit, Leverage Ratio Line Of Credit, Leverage Ratio SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Domain] SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Domain] Debt Instrument [Axis] Debt Instrument [Axis] Net income available to common stockholders Net income available to common stockholders Net Income (Loss) Net Income (Loss) Attributable to Parent Trading Arrangement: Trading Arrangement [Axis] Additional borrowing capacity Investments In Real Estate Debt, Additional Borrowing Capacity, Funded Amount Additional Borrowing Capacity Funded Pay vs Performance Disclosure, Table Pay vs Performance [Table Text Block] Equity Awards Adjustments, Excluding Value Reported in Compensation Table Equity Awards Adjustments, Excluding Value Reported in the Compensation Table [Member] Number of shares purchased (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Shares Purchased for Award Entity File Number Entity File Number 887 West Peachtree 887 West Peachtree [Member] 887 West Peachtree Member Reduction of revenue related to write-down of net assets associated with lease Reduction Of Revenue Related to Write-down Of Net Assets Associated With Lease Reduction Of Revenue Related to Write-down Of Net Assets Associated With Lease 3.78% Senior Notes, Unsecured Eight Year Unsecured Senior Notes With Interest Rate Of 3.78% [Member] Eight Year Unsecured Senior Notes With Interest Rate Of 3.78% 2029 Finite-Lived Intangible Liabilities, Amortization Expense, Year Five Finite-Lived Intangible Liabilities, Amortization Expense, Year Five Deductions during the period: Deductions of Real Estate Accumulated Depreciation During Period [Abstract] Deductions of real estate accumulated depreciation during period. Consolidated Entities [Domain] Consolidated Entities [Domain] Segment Reporting, Revenue from External Customer, Product and Service [Table] Segment Reporting, Revenue from External Customer, Product and Service [Table] Nonredeemable Noncontrolling Interests Noncontrolling Interest [Member] Other Other expenses Other Nonoperating Expense Income Statement [Abstract] Income Statement [Abstract] Entity Address, Address Line One Entity Address, Address Line One Denominator: Weighted Average Number of Shares Outstanding Reconciliation [Abstract] Entity Address, Address Line Two Entity Address, Address Line Two Common dividends Dividends, Common Stock Name Forgone Recovery, Individual Name Operating lease, weighted average remaining term Operating Lease, Weighted Average Remaining Lease Term Award Timing MNPI Considered Award Timing MNPI Considered [Flag] Line of Credit Facility [Line Items] Line of Credit Facility [Line Items] Emory University Emory University

[Member] Emory University. Outstanding Aggregate Erroneous Compensation Amount Outstanding Aggregate Erroneous Compensation Amount Unencumbered debt instrument ratio Unencumbered Debt Instrument Ratio Unencumbered Debt Instrument Ratio Fees and other Fee And Other Revenue [Member] Fee And Other Revenue [Member] Retirement of Treasury Stock Treasury Stock, Retired, Cost Method, Amount PEO Actually Paid Compensation Amount PEO Actually Paid Compensation Amount Reimbursed expenses Reimbursed expenses Reimbursed Expenses Reimbursed expenses, other than those related to the third party management and leasing segment. Schedule of Interest Recorded Interest Costs Incurred Net of Amounts Capitalized [Table Text Block] Interest costs incurred, net of amounts capitalized. Adjustment to Compensation: Adjustment to Compensation [Axis] Conversion ratio Noncontrolling Interest, Conversion Ratio Noncontrolling Interest, Conversion Ratio Schedule of Amortization of Intangible Asset and Liabilities Amortization Of Intangible Asset And Liabilities [Table Text Block] Amortization Of Intangible Asset And Liabilities Net income attributable to noncontrolling interests Net Income (Loss) Attributable to Noncontrolling Interest Amortization of cash flow hedges Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), Reclassification, after Tax Accumulated other comprehensive income (loss) Accumulated Other Comprehensive Income (Loss), Net of Tax Pension Adjustments Service Cost Pension Adjustments Service Cost [Member] Weighted average common shares - basic (in shares) Weighted Average Number of Shares Outstanding, Basic Stock Price or TSR Estimation Method Stock Price or TSR Estimation Method [Text Block] Total equity Beginning balance Ending balance Equity, Including Portion Attributable to Noncontrolling Interest Amortization of deferred financing costs, debt premiums, and debt discounts, net Amortization of Debt Issuance Costs and Discounts Sail Tower Sail Tower [Member] Sail Tower Proscenium JV LLC Proscenium JV LLC [Member] Proscenium JV LLC South End Station South End Station [Member] South End Station Member Market-based RSUs Liability-Classified, Market-Based Performance Restricted Stock Units [Member] Liability-Classified, Market-Based Performance Restricted Stock Units Name Awards Close in Time to MNPI Disclosures, Individual Name Entity Filer Category Entity Filer Category Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases Lessor, Operating Lease, Payment to be Received, Maturity [Table Text Block] 2025 Finite-Lived Intangible Liabilities, Amortization Expense, Year One Finite-Lived Intangible Liabilities, Amortization Expense, Year One Federal Funds Rate Fed Funds Effective Rate Overnight Index Swap Rate [Member] Statistical Measurement [Domain] Statistical Measurement [Domain] Legacy Union 2 & 3 Legacy Union Two And Three [Member] Legacy Union Two And Three [Member] Key Employee Key Employee [Member] Key Employee [Member] Encumbrances SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Amount of Encumbrances TL CO Proscenium LLC TL CO Proscenium LLC [Member] TL CO Proscenium LLC Company's portfolio of real estate assets - Retail space (square feet) Company's Portfolio Of Real Estate Assets Consist Retail Space Company's portfolio of real estate assets - Total square footage of retail portfolio. Segment Reporting Information [Line Items] Segment Reporting Information [Line Items] Vantage South End Vantage South End, Acquisition [Member] Vantage South End, Acquisition All Trading Arrangements All Trading Arrangements [Member] Compensation Actually Paid vs. Net Income Compensation Actually Paid vs. Net Income [Text Block] Neuhoff Holdings LLC Neuhoff Holdings LLC [Member] Neuhoff Holdings LLC Schedule of Computation of Basic and Diluted Earnings Per Share Schedule of Earnings Per Share, Basic and Diluted [Table Text Block] Vesting period (in years) Share-Based Compensation Arrangement by Share-Based Payment Award, Award Vesting Period Number of properties subject to operating lease Lessee, Operating Lease, Property Subject To Lease Lessee, Operating Lease, Property Subject To Lease Distribution of taxable income to qualify as REIT, percentage Distribution Of Taxable Income To Qualify As REIT, Minimum Distribution Of Taxable Income To Qualify As REIT, Minimum Rule 10b5-1 Arrangement Adopted Rule 10b5-1 Arrangement Adopted [Flag] Awards Close in Time to MNPI Disclosures Awards Close in Time to MNPI Disclosures [Table] Derivative [Line Items] Derivative [Line Items] Income taxes paid Income Taxes Paid, Net Tenant Funded Improvements Tenant Funded Improvements [Member] Tenant Funded Improvements [Member] Area of land Area of Land Investment in unconsolidated joint ventures Equity Method Investments Pay vs Performance Disclosure [Line Items] Peer Group Total Shareholder Return Amount Peer Group Total Shareholder Return Amount Proceeds from bankruptcy claim Proceeds from Bankruptcy Claims Proceeds from Bankruptcy Claims Derivative [Table] Derivative [Table] Schedule of Other Liabilities Other Liabilities [Table Text Block] Intangible assets, net Total intangible assets Intangible Assets, Net (Including Goodwill) 3.91% Senior Notes, Unsecured Eight Year Unsecured Senior Notes With Interest Rate Of 3.91% [Member] Eight Year Unsecured Senior Notes With Interest Rate Of 3.91% Real Estate and Accumulated Depreciation, by Property [Table] SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, by Property [Table] Term SOFR Term SOFR [Member] Term SOFR Company's Income (Loss) from Investment Income (Loss) From Equity Method Investments Gross Of Impairment Charges Income (Loss) From Equity Method Investments Gross Of Impairment Charges Percentage of restriction on ownership (more than) Percentage Of Restrictions On Ownership of Company Common and Preferred Stock Percentage of restrictions on ownership of company total common and preferred stock. Gain (loss) on investment property transactions Loss (gain) on investment property transactions Gain (Loss) on Disposition of Real Estate, Discontinued Operations Other Performance Measure, Amount Other Performance Measure, Amount 2027 Finite-Lived Intangible Asset, Expected Amortization, Year Three GROUND LEASES Lessee, Operating Leases [Text Block] Common stock, shares outstanding (in shares) Common Stock, Shares, Outstanding Sale of stock, number of participating financial institutions Sale Of Stock, Number Of Participating Financial Institutions Sale Of Stock, Number Of Participating Financial Institutions Documents Incorporated by Reference Documents Incorporated by Reference [Text Block] Operating lease expense Operating Lease, Cost Other Other income Product and Service, Other [Member] Investments, All Other Investments [Abstract] Acquisition of partners' noncontrolling interest Noncontrolling Interest, Decrease from Redemptions or Purchase of Interests Interest expense related to finance lease Finance Lease, Interest Expense Ownership percentage of partner in joint venture Ownership Percentage Of Partner In Joint Venture Ownership percentage of partner in Joint Venture. Entity Tax Identification Number Entity Tax Identification Number 2027 Finite-Lived Intangible Liabilities, Amortization Expense, Year Three Finite-Lived Intangible Liabilities, Amortization Expense, Year Three Intangible Asset, Finite-Lived [Table] Intangible Asset, Finite-Lived [Table] 725 Ponce 725 Ponce [Member] 725 Ponce Sale of stock, consideration received on transaction Sale of Stock, Consideration Received on Transaction Treasury Stock Treasury Stock, Common [Member] Service-based RSUs Time Vested Restricted Stock Unit [Member] Time Vested Restricted Stock Unit Member Numerator: Earnings Per Share Reconciliation [Abstract] Plan Name [Axis] Plan Name [Axis] Equity Components [Axis] Equity Components [Axis] Amount of shares held Share-Based Payment Arrangement, Amount Capitalized Number of properties subject to finance lease Lessee, Finance Lease, Property Subject To Lease Lessee, Finance Lease, Property Subject To Lease Mezzanine Loan Mezzanine Loan [Member] Mezzanine Loan Total costs and expenses Costs and Expenses Gain on sales of investment in unconsolidated joint ventures Gain on sales of investments in unconsolidated joint ventures Gain (Loss) From Unconsolidated Joint Ventures Gain (Loss) From Unconsolidated Joint Ventures Earnings per common share - diluted: Earnings Per Share, Diluted [Abstract] Other markets Other Location [Member] Other Location [Member] Geographical [Axis] Geographical [Axis] Distribution Type [Domain] Distribution Type [Domain] Net deferred tax asset Deferred Tax Assets, Net 2029 Lessee, Operating Lease, Liability, to be Paid, Year Five Domain 10 Domain 10 [Member] Domain 10 Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table [Member] Prepaid rent Advance Rent Market-based RSUs Equity-Classified, Market-Based Performance Restricted Stock Units [Member] Equity-Classified, Market-Based Performance Restricted Stock Units Schedule of Aggregate Amortization of Intangible Assets and Liabilities Future Amortization of Intangible Assets and Liabilities [Table Text Block] Aggregate amortization of intangible assets and liabilities for the next five years and thereafter by type, including weighted average remaining lease term. CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD CASH AND CASH EQUIVALENTS AT END OF PERIOD Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents Debt, weighted average interest rate Debt, Weighted Average Interest Rate Dividends in excess of current year REIT distribution requirements Dividends In Excess Of Current Year REIT Distribution Requirements Dividends In Excess Of Current Year REIT Distribution Requirements The RailYard The RailYard [Member] The RailYard Member Unrecognized compensation cost Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Amount Dividend equivalent units Dividend equivalent [Member] Dividend equivalent Member 550 South 550 South [Member] 550 South Consolidation Items [Axis] Consolidation Items [Axis] Total interest incurred Interest Costs Incurred Determination of Fair Values Fair Value of Financial Instruments, Policy [Policy Text Block] InitialÂ CostÂ toÂ Company SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Initial Cost [Abstract] Cousins Properties LP Cousins Properties LP [Member] Cousins Properties LP Treasury stock, shares (in shares) Treasury Stock, Common, Shares Unsecured Notes Unsecured Notes [Member] Unsecured Notes Repayment of term loans Contributions from noncontrolling interests Repayments of Medium-Term Note Forgone Recovery due to Disqualification of Tax Benefits, Amount Forgone Recovery due to Disqualification of Tax Benefits, Amount Tenant improvements recorded in deferred income Tenant Improvements Recorded In Deferred Income Tenant Improvements Recorded In Deferred Income Product and Service [Domain] Product and Service [Domain] Vested (in usd per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period, Weighted Average Grant Date Fair Value Real estate assets, accumulated depreciation Real Estate Investment Property, Accumulated Depreciation Unsecured Senior Notes With Interest Rate Of 5.875% Unsecured Senior Notes With Interest Rate Of 5.875% [Member] Unsecured Senior Notes With Interest Rate Of 5.875% Security Exchange Name Security Exchange Name Basis spread on variable rate (percent) Debt Instrument, Basis Spread on Variable Rate Eurodollar Eurodollar [Member] Restricted Stock and RSUs Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number of Shares [Roll Forward] Schedule of Intangible Assets and Liabilities Schedule Of Intangible Assets, Liabilities And Goodwill [Table Text Block] Schedule Of Intangible Assets, Liabilities And Goodwill Forgone Recovery, Explanation of Impracticability Forgone Recovery, Explanation of Impracticability [Text Block] Charlotte, NC Charlotte, North Carolina [Member] Charlotte, North Carolina [Member] Goodwill and Intangible Assets Disclosure [Abstract] Goodwill and Intangible Assets Disclosure [Abstract] Sail Tower Sail Tower, Acquisition [Member] Sail Tower, Acquisition Gain on sale of property Gain (loss) from sale of property Gain (Loss) on Sale of Properties Common stock, shares issued (in shares) Common Stock, Shares, Issued Entity [Domain] Entity [Domain] Maximum borrowing capacity Line of Credit Facility, Maximum Borrowing Capacity Fair value of derivative Derivative Liability Finance ground lease paid Repayments of Debt and Lease Obligation Insider Trading Policies and Procedures Adopted Insider Trading Policies and Procedures Adopted [Flag] Senior Note, Unsecured Due 2027 8 Year Unsecured Senior Notes With Interest Rate Of 3.78% [Member] 8 Year Unsecured Senior Notes With Interest Rate Of 3.78% Common stock, shares authorized (in shares) Common Stock, Shares Authorized Domain Central Domain 14 & 15 [Member] Domain 14 & 15 [Member] Additions during the period: Additions of Real Estate Accumulated Depreciation During Period [Abstract] Additions of real estate accumulated depreciation during period. Long-term Debt, Type [Axis] Long-Term Debt, Type [Axis] Schedule of Supplemental Information Related to Cash Flows Schedule of Cash Flow, Supplemental Disclosures [Table Text Block] Entity Voluntary Filers Entity Voluntary Filers Tenants Expenses Tenant Reimbursements [Member] Tenant Reimbursements [Member] Period in which the company capitalizes interest, real estate taxes and certain operating expenses on the unoccupied portion of recently completed properties, beginning with the date it is substantially complete (in years) Period of Time that Company Capitalizes Costs on Unoccupied Portion of Recently Completed Projects After Company Receives its Certificate of Occupancy Period of time that the company capitalizes costs on the unoccupied portion of recently completed projects after the company receives its certificate of occupancy. Total other comprehensive income (loss) Other comprehensive income (loss) Other Comprehensive Income (Loss), Net of Tax, Portion Attributable to Parent Number of restricted stock units granted (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Grants in Period, Gross Notes payable Total Notes Payable Outstanding amount Long-Term Debt Pension Adjustments Prior Service Cost Pension Adjustments Prior Service Cost [Member] Proceeds from term loans Proceeds from Issuance of Medium-Term Note Thereafter Long-Term Debt, Maturity, after Year Five Write off of fully depreciated assets SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Other Deduction Employer contribution matching percentage Defined Contribution Plan, Employer Matching Contribution, Percent of Match Operating Lease, Liability, Statement of Financial Position [Extensible List] Operating Lease, Liability, Statement of Financial Position [Extensible Enumeration] SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation Disclosure [Abstract] SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation Disclosure [Abstract] Pension Benefits Adjustments, Footnote Pension Benefits Adjustments, Footnote [Text Block] Total Shareholder Return Vs Peer Group Total Shareholder Return Vs Peer Group [Text Block] Shares Acquired, Average Cost Per Share Shares Acquired, Average Cost Per Share Document Annual Report Document Annual Report Finite-lived intangible liabilities, net Finite-lived intangible liabilities, net Finite-Lived Intangible Liabilities, Net Finite-Lived Intangible Liabilities, Net Vested (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period Conversion ratio Share-Based Compensation Arrangement By Share-Based Payment Award, Conversion Ratio Share-Based Compensation Arrangement By Share-Based Payment Award, Conversion Ratio Stockholdersâ€™ Investment Parent [Member] Risk-free rate Share-Based Compensation Arrangement by Share-Based Payment Award, Fair Value Assumptions, Risk Free Interest Rate Net amortization expense of intangible assets and liabilities Amortization of Intangible Assets Deferred income Contract with Customer, Liability Payment of deferred financing costs Payments of Financing Costs 2028 Finite-Lived Intangible Liabilities, Amortization Expense, Year Four Finite-Lived Intangible Liabilities, Amortization Expense, Year Four Accounting Policies [Abstract] Accounting Policies [Abstract] Liabilities: Liabilities [Abstract] Revenues: Revenues [Abstract] Discount issued Debt Instrument, Unamortized Discount Domain Point 3 Domain Point 3 [Member] Domain Point 3 Member Current Fiscal Year End Date Current Fiscal Year End Date Discount Lessee, Operating Lease, Liability, Undiscounted Excess Amount PEO Name PEO Name Promenade Tower Promenade Tower [Member] Promenade Tower Award Type [Domain] Award Type [Domain] 2025 Lessor, Operating Lease, Payment to be Received, Year One Proceeds from mortgages Proceeds from Issuance of Secured Debt SVB Financial Group SVB Financial Group [Member] SVB Financial Group Other liabilities Other Sundry Liabilities Compensation Actually Paid vs. Company Selected Measure Compensation Actually Paid vs. Company Selected Measure [Text Block] Briarlake Plaza Blairlake Plaza [Member] Blairlake Plaza [Member] Non-PEO NEO Non-PEO NEO [Member] Additional Paid-In Capital Additional Paid-in Capital [Member] Future minimum rents to be received, after adoption Lessor, Operating Lease, Payment to be Received, Fiscal Year Maturity [Abstract] RETIREMENT SAVINGS PLAN Retirement Benefits [Text Block] Class of Stock [Line Items] Class of Stock [Line Items] Other Effective Income Tax Rate Reconciliation, Other Adjustments, Amount Class of Stock [Axis] Class of Stock [Axis] 3350 Peachtree 3350 Peachtree [Member] 3350 Peachtree [Member] Title and Position [Domain] Title and Position [Domain] Senior Unsecured Debt Senior Unsecured Debt [Member] Senior Unsecured Debt [Member] Finite-Lived Intangible Assets by Major Class [Axis] Finite-Lived Intangible Assets by Major Class [Axis] Accumulated amortization Finite-Lived Intangible Assets, Accumulated Amortization Improvements and other capitalized costs SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Improvements Name Measure Name Entity Interactive Data Current Entity Interactive Data Current Senior Note, Unsecured Due 2029 10 Year Unsecured Senior Notes With Interest Rate Of 3.95% [Member] 10 Year Unsecured Senior Notes With Interest Rate Of 3.95% Company's portfolio of real estate assets - Office space (square feet) Company's Portfolio Of Real Estate Assets Consist Office Space Company's portfolio of real estate assets - Total square footage of office portfolio. Other Other Equity Method Investee [Member] Other Equity Method Investee [Member] New Accounting Pronouncements or Change in Accounting Principle [Line Items] New Accounting Pronouncements or Change in Accounting Principle [Line Items] Disaggregation of Revenue [Table] Disaggregation of Revenue [Table] Phoenix Phoenix, AZ Phoenix, AZ [Member] Phoenix, AZ Number of tranches Debt Instrument, Number Of Tranches Debt Instrument, Number Of Tranches LifeÂ onÂ Which DepreciationÂ in StatementÂ of Operations is Computed Useful life SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Life Used for Depreciation Schedule of Distribution of Taxable Income Schedule Reconciling Dividends Paid and Dividends Applied to Meet REIT Distribution Requirements [Table Text Block] Schedule reconciling dividends paid and dividends applied to meet REIT distribution requirements. Estimate of future expense for all types of RSUs outstanding Estimate Of Future Expense For All Types Of RSU Outstanding Estimate Of Future Expense For All Types Of RSU Outstanding Net deferred tax asset after valuation allowance Deferred Tax Assets, Net of Valuation Allowance Repayment of mortgages Repayment of mortgage loan Repayments of Secured Debt Land and Improvements less Cost of Sales,Â Transfers and Other SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Cost Capitalized Subsequent to Acquisition, Land Underwriting Agreement, December 2024 Underwriting Agreement, December 2024 [Member] Underwriting Agreement, December 2024 Office Office Segment [Member] Office segment. Interest rate on mortgage loan (percent) Interest rate Debt Instrument, Interest Rate, Stated Percentage Schedule of Investments [Line Items] Schedule of Investments [Line Items] Non-Cash Transactions: Supplemental Cash Flow Information [Abstract] Net income available for common stockholders before allocation of net income attributable to noncontrolling interests in CPLP Net Income (Loss) Available to Common Stockholders, Diluted AMCO 120 WT Holdings, LLC AMCO 120 WT Holdings, LLC [Member] AMCO 120 WT Holdings, LLC [Member] Tax impact of interest and other book to tax timing differences Effective Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Amount Effective

Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Amount Finite Lived Intangible Liabilities by Major Class [Axis] Finite Lived Intangible Liabilities by Major Class [Axis] Finite Lived Intangible Liabilities by Major Class Axis Accounts payable and other liabilities Accounts Payable And Other Liabilities [Member] Accounts Payable And Other Liabilities Auditor Firm ID Auditor Firm ID Total Net Operating Income Net Operating Income Operating Income (Loss) Tax expense before utilization of net operating loss carryforward Effective Income Tax Rate Reconciliation, Percent Variable Rate [Domain] Variable Rate [Domain] Valuation allowance Effective Income Tax Rate Reconciliation, Change in Deferred Tax Assets Valuation Allowance, Amount Total liabilities and equity Liabilities and Equity Rule 10b5-1 Arrangement Terminated Rule 10b5-1 Arrangement Terminated [Flag] Acquisitions SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Acquisition Through Foreclosure Earnings Per Share, Basic, by Common Class, Including Two-Class Method [Table] Earnings Per Share, Basic, by Common Class, Including Two-Class Method [Table] Finite-Lived Intangible Assets, Major Class Name [Domain] Finite-Lived Intangible Assets, Major Class Name [Domain] Schedule of Equity and Liability Classified Award Activity Share-Based Payment Arrangement, Restricted Stock and Restricted Stock Unit, Activity [Table Text Block] Accumulated Depreciation Balance at beginning of period Balance at end of period before impairment charges SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation Schedule of Future Principal Payments Due Schedule of Maturities of Long-Term Debt [Table Text Block] Thereafter Intangible Assets And Liabilities Future Amortization Expense After Year Five Intangible Assets And Liabilities Future Amortization Expense After Year Five Underlying Security Market Price Change Underlying Security Market Price Change, Percent Individual: Individual [Axis] 2025 Intangible Assets and Liabilities Future Amortization Expense Year One Intangible assets and liabilities future amortization expense. Buildings and Improvements Building and Building Improvements [Member] Termination fee income Termination Fee [Member] Termination Fee Member Accumulated Other Comprehensive Income (Loss) AOCI Attributable to Parent [Member] Cash balance of joint venture Equity Method Investments Summarized Financial Information Cash Equity method investments summarized financial information cash. Product and Service [Axis] Product and Service [Axis] Property, Plant and Equipment [Line Items] Property, Plant and Equipment [Line Items] Statement [Line Items] Statement [Line Items] Schedule of Reconciliation of NOI To Net Income Available to Common Stockholders Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table Text Block] Buckhead Plaza Buckhead Plaza [Member] Buckhead Plaza [Member] Compensation Actually Paid vs. Total Shareholder Return Compensation Actually Paid vs. Total Shareholder Return [Text Block] Payout range minimum (as a percent) Payout Range Minimum Payout range minimum. Derivative Financial Instruments Derivatives, Policy [Policy Text Block] Fixed swap rate Derivative, Fixed Interest Rate Minimum Minimum [Member] Notes payable, fair value Notes Payable, Fair Value Disclosure Adoption Date Trading Arrangement Adoption Date Accumulated amortization of lease inducements Accumulated Amortization Incentives to Lessees This item represents the accumulated amortization of the deferred charge for an incentive or inducement granted by a lessor to a lessee, in order to motivate the lessee to enter the lease agreement, which incentive or inducement is to be recognized as a reduction of rental revenue over the lease term. Segments [Axis] Segments [Axis] Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year [Member] Federal income tax benefit (expense) Effective Income Tax Rate Reconciliation, at Federal Statutory Income Tax Rate, Percent Derivative Instrument [Axis] Derivative Instrument [Axis] Notes payable, gross Total Notes Payable Long-Term Debt, Gross Return of capital distributions from unconsolidated joint ventures Proceeds from Equity Method Investment, Distribution, Return of Capital Exercise Price Award Exercise Price Schedule of Tax Effect of Significant Temporary Differences Representing Deferred Tax Assets and Liabilities Schedule of Deferred Tax Assets and Liabilities [Table Text Block] Asset Acquisition [Table] Asset Acquisition [Table] Arrangement Duration Trading Arrangement Duration GROUND LEASES Lessee, Finance Leases [Text Block] Stockholders' investment: Equity, Attributable to Parent [Abstract] CPLP Subsidiaries [Member] Name of Property [Axis] Name of Property [Axis] Hines Hines [Member] Hines [Member] Real Estate and Accumulated Depreciation [Line Items] SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation [Line Items] Number of loans SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Number of Loans Material Terms of Trading Arrangement Material Terms of Trading Arrangement [Text Block] Rental property revenues Rental Properties [Member] Rental Properties [Member] 2028 Finite-Lived Intangible Asset, Expected Amortization, Year Four Finance ground leases, liability Finance Lease, Liability All Individuals All Individuals [Member] Buildings Building [Member] Cost of real estate sold SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation, Investment in Real Estate Sold Variable Rate [Axis] Variable Rate [Axis] Income Tax Disclosure [Abstract] Income Tax Disclosure [Abstract] Statement of Stockholders' Equity [Abstract] Statement of Stockholders' Equity [Abstract] Northpark Town Center Northpark Town Centre [Member] Northpark Town Centre [Member] Performance-based RSUs Equity-Classified, Performance Based Restricted Stock Unit [Member] Equity-Classified, Performance Based Restricted Stock Unit Heights Union Heights Union [Member] Heights Union Member GrossÂ AmountÂ atÂ WhichÂ CarriedÂ atÂ CloseÂ ofÂ Period SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Gross [Abstract] Promenade Central Promenade D Atlanta GA [Member] Promenade (d) Atlanta, GA. Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items] Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items] Disposal Groups, Including Discontinued Operations [Table] Disposal Groups, Including Discontinued Operations [Table] Atlanta Atlanta, GA [Member] Atlanta, GA [Member] Operating properties, net of accumulated depreciation of $1,627,251 and $1,329,406 in 2024 and 2023, respectively Rental Properties Remaining Amount To Be Paid With Long Term Debt Remaining Amount To Be Paid With Long Term Debt Remaining Amount To Be Paid With Long Term Debt Supplier [Axis] Supplier [Axis] Mortgage Debt Mortgages [Member] Credit Facility deferred financing costs, net of accumulated amortization of $3,416 and $2,131 in 2024 and 2023, respectively Debt Issuance Costs, Line of Credit Arrangements, Net 100 Mill 100 Mill [Member] 100 Mill [Member] Utilization of net operating loss carryforward Utilization Of Net Operating Loss Carryforward, Amount Utilization Of Net Operating Loss Carryforward, Amount Above market leases (1) Above-Market Leases Above Market Leases [Member] Volatility Share-Based Compensation Arrangement by Share-Based Payment Award, Fair Value Assumptions, Expected Volatility Rate Tenant allowance payable Tenant Allowance Payable [Member] Tenant Allowance Payable Loss (gain) on investment property transactions Gain (Loss) on Sale of Investments In-Place Leases In-Place Leases Leases, Acquired-in-Place [Member] Change in receivables and other assets, net Increase (Decrease) in Other Operating Assets Below-Market Leases Below-Market Leases [Member] Below-Market Leases [Member] Real Estate [Domain] Real Estate [Domain] Adjusted SOFR Adjusted SOFR [Member] Adjusted SOFR Payments of stock issuance costs Payments of Stock Issuance Costs COMMITMENTS AND CONTINGENCIES Commitments and Contingencies Disclosure [Text Block] Thereafter Finite-Lived Intangible Asset, Expected Amortization, after Year Five Measure: Measure [Axis] Public Senior Note Public Senior Note [Member] Public Senior Note Common stock issued pursuant to stock based compensation Shares Issued, Value, Share-Based Payment Arrangement, after Forfeiture Entity Emerging Growth Company Entity Emerging Growth Company Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible List] Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible Enumeration] Section 1061 One Year Amounts Disclosure (in usd per share) Section One Thousand Sixty One One Year Amounts Disclosure Section One Thousand Sixty One One Year Amounts Disclosure One Eleven Congress One Eleven Congress [Member] One Eleven Congress [Member] 2029 Long-Term Debt, Maturity, Year Five Non-GAAP Measure Description Non-GAAP Measure Description [Text Block] Hayden Ferry Hayden Ferry [Member] Hayden Ferry [Member] Finance ground leases, right-of-use asset Finance Lease, Right-of-Use Asset, after Accumulated Amortization Unsecured Senior Notes With Interest Rate Of 5.375% Unsecured Senior Notes With Interest Rate Of 5.375% [Member] Unsecured Senior Notes With Interest Rate Of 5.375% Total Equity (Domain) Equity Component [Domain] Equity Component [Domain] Debt service ratio Debt Instrument, Covenant Compliance, Debt Service Ratio Debt Instrument, Covenant Compliance, Debt Service Ratio Dallas Dallas, TX [Member] Dallas, TX Senior Notes With Interest Rate Of 5.875% Senior Notes With Interest Rate Of 5.875% [Member] Senior Notes With Interest Rate Of 5.875% Number of employees Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Employees Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Employees Additional 402(v) Disclosure Additional 402(v) Disclosure [Text Block] Percentage of partnership units owned by the Company Limited Liability Company (LLC) or Limited Partnership (LP), Managing Member or General Partner, Ownership Interest Schedule of Investments In Real Estate Debt Debt Securities, Trading, and Equity Securities, FV-NI [Table Text Block] Entity Shell Company Entity Shell Company Total Deductions Real Estate Accumulated Depreciation Deductions Gross Real estate accumulated depreciation deductions total. Entity Incorporation, State or Country Code Entity Incorporation, State or Country Code Underwriting Agreement, November 2024 Underwriting Agreement, November 2024 [Member] Underwriting Agreement, November 2024 Statement [Table] Statement [Table] Total interest expense Interest Expense, Debt Accounts payable and accrued expenses Accounts Payable and Accrued Liabilities SIGNIFICANT ACCOUNTING POLICIES Significant Accounting Policies [Text Block] Earnings Per Share, Basic, by Common Class, Including Two Class Method [Line Items] Earnings Per Share, Basic, by Common Class, Including Two Class Method [Line Items] Mixed use property value Real Estate Investments, Joint Ventures Consolidation Items [Domain] Consolidation Items [Domain] Numerator: Net Income (Loss) Available to Common Stockholders, Diluted [Abstract] Terminus 100 Terminus 100 [Member] Terminus 100 [Member] 4.09% Senior Notes, Unsecured Ten Year Unsecured Senior Notes With Interest Rate Of 4.09% [Member] Ten Year Unsecured Senior Notes With Interest Rate Of 4.09% Retirement of treasury stock Retirement Of Treasury Stock Retirement Of Treasury Stock Interest paid, net of amounts capitalized Interest Paid, Excluding Capitalized Interest, Operating Activities Repurchase of shares withheld for taxes on restricted stock vestings Repurchase Of Shares Withheld For Taxes On Restricted Stock Vestings Repurchase Of Shares Withheld For Taxes On Restricted Stock Vestings Capital expenditures Payments to Acquire Productive Assets 2023 Swap Interest Rate Swap 2023 [Member] Interest Rate Swap 2023 Statement of Cash Flows [Abstract] Statement of Cash Flows [Abstract] Thereafter Lessor, Operating Lease, Payment to be Received, after Year Five 2027 Long-Term Debt, Maturity, Year Three Weighted spread Investments In Real Estate Debt, Weighted Average Interest Rate Investments In Real Estate Debt, Weighted Average Interest Rate Total cash paid for vesting and dividend payments Cash Paid For RSU Vesting And Dividend Payments Cash Paid For RSU Vesting And Dividend Payments Property acquisitions Payments to Acquire and Develop Real Estate Schedule of Long-term Debt Instruments [Table] Schedule of Long-Term Debt Instruments [Table] Accumulated Depreciation SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation [Roll Forward] Entity Well-known Seasoned Issuer Entity Well-known Seasoned Issuer Accumulated amortization of line of credit deferred financing costs Accumulated Amortization, Debt Issuance Costs INCOME TAXES Income Tax Disclosure [Text Block] 2028 Lessee, Operating Lease, Liability, to be Paid, Year Four Term Loan, Unsecured Due In 2026 Term Loan, Unsecured Due In 2024 [Member] Term Loan, Unsecured Due In 2024 Purchase of investments in real estate debt, net Payments To Acquire Investment In Real Estate Debt Payments To Acquire Investment In Real Estate Debt Treasury Stock, Shares, Retired Treasury Stock, Shares, Retired Furniture, fixtures, and equipment and other deferred costs, net of accumulated depreciation of $20,004 and $18,564 in 2024 and 2023, respectively Furniture, Fixture And Equipment And Leasehold Improvements Furniture, Fixture And Equipment And Leasehold Improvements CTRS CTRS [Member] CTRS [Member] Summary of Acquisition Transactions Asset Acquisition [Table Text Block] Organization, Consolidation and Presentation of Financial Statements [Abstract] Organization, Consolidation and Presentation of Financial Statements [Abstract] Operating lease, weighted average discount rate Operating Lease, Weighted Average Discount Rate, Percent Domain Point Domain Point [Member] Domain Point [Member] Net cash provided by (used in) financing activities Net Cash Provided by (Used in) Financing Activities Performance-based RSUs Liability-Classified, Performance Based Restricted Stock Unit [Member] Liability-Classified, Performance Based Restricted Stock Unit Entity Registrant Name Entity Registrant Name Adjustment to Non-PEO NEO Compensation Footnote Adjustment to Non-PEO NEO Compensation Footnote [Text Block] Depreciation and amortization Depreciation and amortization Depreciation and amortization Depreciation, Depletion and Amortization INTANGIBLE ASSETS AND LIABILITIES Intangible Assets Disclosure [Text Block] Equity Method Investment, Nonconsolidated Investee or Group of Investees Equity Method Investment, Nonconsolidated Investee or Group of Investees [Member] Fair Value as of Grant Date Award Grant Date Fair Value Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract] Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract] Weighted average remaining lease term Finite-Lived Intangible Assets, Remaining Amortization Period Equity: Equity, Including Portion Attributable to Noncontrolling Interest [Abstract] Geographical [Domain] Geographical [Domain] Common stock sold, net of issuance costs Stock Issued During Period, Value, New Issues Schedule of Stock-based Compensation Expense, Net of Forfeitures Share-Based Payment Arrangement, Expensed and Capitalized, Amount [Table Text Block] Restatement Determination Date: Restatement Determination Date [Axis] Total SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Gross Title of 12(b) Security Title of 12(b) Security Amortization of above and below Market Leases Amortization of above and below Market Leases Common stock, $1 par value per share, 300,000,000 shares authorized, 167,660,480 and 154,335,798 issued, and 167,660,480 and 151,799,215 outstanding in 2024 and 2023, respectively Common Stock, Value, Issued Document Financial Statement Error Correction Document Financial Statement Error Correction [Flag] Share-based Payment Arrangement [Abstract] Share-Based Payment Arrangement [Abstract] 3.95% Senior Notes, Unsecured Ten Year Unsecured Senior Notes With Interest Rate Of 3.95% [Member] Ten Year Unsecured Senior Notes With Interest Rate Of 3.95% Minimum unencumbered interest coverage ratio Debt Instrument, Covenant Compliance, Unencumbered Interest Coverage Ratio Debt Instrument, Covenant Compliance, Unencumbered Interest Coverage Ratio Accumulated amortization Finite-Lived Intangible Liabilities, Accumulated Amortization Finite-Lived Intangible Liabilities, Accumulated Amortization State income tax benefit (expense) Effective Income Tax Rate Reconciliation, State and Local Income Taxes, Percent Senior Note, Unsecured Due 2028 9 Year Unsecured Senior Notes With Interest Rate Of 3.86% [Member] 9 Year Unsecured Senior Notes With Interest Rate Of 3.86% Finite-Lived Intangible Assets [Line Items] Finite-Lived Intangible Assets [Line Items] CASH FLOWS FROM FINANCING ACTIVITIES: Net Cash Provided by (Used in) Financing Activities [Abstract] Thereafter Finite-Lived Intangible Liabilities, Amortization Expense, After Year Five Finite-Lived Intangible Liabilities, Amortization Expense, After Year Five State income tax benefit (expense) Effective Income Tax Rate Reconciliation, State and Local Income Taxes, Amount Dividends applied to meet current year REIT distribution requirements Dividends Applied to Meet Current Year REIT Distribution Requirements Dividends applied to meet current year REIT distribution requirements. Director grants Equity-Classified, Director Grants [Member] Equity-Classified, Director Grants Net income per common share â€” basic (in usd per share) Earnings Per Share, Basic Distributions in excess of cumulative net income Accumulated Distributions in Excess of Net Income REAL ESTATE Real Estate Disclosure [Text Block] Issuance of common stock Proceeds from Issuance of Common Stock Operating lease payments Operating Lease, Payments Award Timing MNPI Disclosure Award Timing MNPI Disclosure [Text Block] Equity Method Investment Summarized Financial Information Financial Position [Abstract] Equity Method Investment Summarized Financial Information Financial Position [Abstract] Equity method investment summarized financial information financial position. Other Liabilities Disclosure [Abstract] Extension term Debt Instrument, Extension Term Debt Instrument, Extension Term Ownership [Domain] Ownership [Domain] Accrued capital expenditures included in accounts payable and accrued expenses Capital Expenditures Incurred but Not yet Paid Aggregate Pension Adjustments Service Cost Aggregate Pension Adjustments Service Cost [Member] San Jacinto Center San Jacinto Center [Member] San Jacinto Center [Member] Cost Capitalization, Depreciation and Amortization Property, Plant and Equipment, Policy [Policy Text Block] OTHER LIABILITIES Other Liabilities Disclosure [Text Block] Operating distributions from unconsolidated joint ventures Proceeds from Equity Method Investment, Distribution 2025 Finite-Lived Intangible Asset, Expected Amortization, Year One Equity Method Investment, Nonconsolidated Investee [Domain] Equity Method Investment, Nonconsolidated Investee [Domain] Number of restricted stock units granted (in shares) Granted (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period Contributions from noncontrolling interests Noncontrolling Interest, Increase from Subsidiary Equity Issuance Number of real estate properties Number of Real Estate Properties Finite Lived Intangible Liabilities by Major Class [Domain] Finite Lived Intangible Liabilities by Major Class [Domain] Finite Lived Intangible Liabilities by Major Class Domain Acquisition of Real Estate Assets Business Combinations Policy [Policy Text Block] INVESTMENT IN UNCONSOLIDATED JOINT VENTURES Equity Method Investments and Joint Ventures Disclosure [Text Block] Total Revenues Revenues Total Revenues Revenues Land and Improvements SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Initial Cost of Land Ground lease liability Operating And Finance Lease, Liability Operating And Finance Lease, Liability STOCK-BASED COMPENSATION Share-Based Payment Arrangement [Text Block] ATM Program ATM Program [Member] ATM Program Closing Purchase Price Asset Acquisition, Consideration Transferred Entity Address, City or Town Entity Address, City or Town Balance at beginning of period Balance at end of period SEC Schedule, 12-28, Real Estate Companies, Investment In Real Estate, After Impairment SEC Schedule, 12-28, Real Estate Companies, Investment In Real Estate, After Impairment 2026 Finite-Lived Intangible Liabilities, Amortization Expense, Year Two Finite-Lived Intangible Liabilities, Amortization Expense, Year Two Total stock-based compensation expense Stock-based compensation expense Share-Based Payment Arrangement, Expense Benefit applicable to income (loss) from continuing operations Income Tax Expense (Benefit), Continuing Operations, Amount Income Tax Expense (Benefit), Continuing Operations, Amount Company defined contribution plan Defined Contribution Plan, Employer

Discretionary Contribution Amount Forfeited (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeited in Period Area of property acquired Area of real estate property Area of Real Estate Property Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year [Member] Intangible and other liabilities Intangible and other liabilities Asset Acquisition, Intangibile Liabilities Asset Acquisition, Intangibile Liabilities REVENUE RECOGNITION Revenue from Contract with Customer [Text Block] Document Fiscal Year Focus Document Fiscal Year Focus Proceeds from investment property sales, net Payments for (Proceeds from) Real Estate Partnership Investment, Net Revenue from External Customer [Line Items] Revenue from External Customer [Line Items] Debt Instrument, Name [Domain] Debt Instrument, Name [Domain] OPERATING PROPERTIES Operating Properties [Member] Operating properties. Other transaction related costs Sale Of Stock, Other Transaction Related Costs Sale Of Stock, Other Transaction Related Costs Unamortized original issue discount Debt Instrument, Unamortized Discount (Premium), Net Finite-lived intangibles, net Finite Lived Assets Intangible and Liabilities Future Amortization Expense Finite lived assets intangible and liabilities future amortization expense. 2029 Finite-Lived Intangible Asset, Expected Amortization, Year Five Document Period End Date Document Period End Date Sale of Stock [Axis] Sale of Stock [Axis] Contributions from noncontrolling interests Proceeds from Noncontrolling Interests Base Rate Base Rate [Member] Total minimum payments Lessee, Operating Lease, Liability, to be Paid Outstanding at beginning of period (in shares) Outstanding at end of period (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number Radius - Pledge of equity interests Nashville, TN, Office Building Radius - Pledge of Equity Interests Nashville, TN, Office Building [Member] Radius - Pledge of Equity Interests Nashville, TN, Office Building Insider Trading Arrangements [Line Items] Security deposits Lease Deposit Liability Segment Reconciling Items Segment Reporting, Reconciling Item, Excluding Corporate Nonsegment [Member] Dividends treated as taxable compensation to employees Dividends Treated as Taxable Compensation Dividends treated as taxable compensation. Total liabilities related to loan Equity Method Investments, Summarized Financial Information, Liability, Loan Equity Method Investments, Summarized Financial Information, Liability, Loan Real Estate [Abstract] Real Estate [Abstract] Northwood Ravin NR 123 Franklin LLC [Member] NR 123 Franklin LLC [Member] 2027 Lessee, Operating Lease, Liability, to be Paid, Year Three Prepaid expenses and other assets Prepaid Expense and Other Assets, Current Document Transition Report Document Transition Report Fee income Fees [Member] Fees [Member] 2021 Stock Repurchase Program 2021 Stock Repurchase Program [Member] 2021 Stock Repurchase Program Member The Domain The Domain [Member] The Domain [Member] Stock beta Share Based Compensation Arrangement By Share Based Payment Award Fair Value Assumptions Stock Beta Share Based Compensation Arrangement By Share Based Payment Award Fair Value Assumptions Stock Beta Customer [Domain] Customer [Domain] Entity Current Reporting Status Entity Current Reporting Status Tax impact of interest and other book to tax timing differences Effective Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Percent Effective Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Percent DistributionsÂ in Excess of Cumulative Net Income Retained Earnings [Member] Intangible liabilities, net Intangible Liabilities Intangible Liabilities Asset Acquisition [Domain] Asset Acquisition [Domain] Minimum fixed charge coverage ratio Debt Instrument, Covenant Compliance, Fixed Charge Coverage Ratio Debt Instrument, Covenant Compliance, Fixed Charge Coverage Ratio Equity-classified stock-based compensation expense, net of forfeitures Net Amortization Of Stock Options And Restricted Stock Net Amortization Of Stock Options And Restricted Stock HICO Victory Center LP HICO Victory Center LP HICO Victory Center LP [Member] HICO Victory Center LP [Member] Real Estate, Type of Property [Axis] Real Estate, Type of Property [Axis] Secured leverage ratio (percent) Debt Instrument, Covenant Compliance, Secured Leverage Ratio Debt Instrument, Covenant Compliance, Secured Leverage Ratio RSUs Restricted Stock Units (RSUs) [Member] Total net assets acquired Asset Acquisition, Asset Acquired And Liabilities Assumed, Net Asset Acquisition, Asset Acquired And Liabilities Assumed, Net Noncontrolling Interest Consolidation, Subsidiaries or Other Investments, Consolidated Entities, Policy [Policy Text Block] Increase (Decrease) in Stockholders' Equity [Roll Forward] Increase (Decrease) in Stockholders' Equity [Roll Forward] Executive Category: Executive Category [Axis] Company Selected Measure Name Company Selected Measure Name EX-101.PRE 14 cuz-20241231_pre.xml XBRL TAXONOMY EXTENSION PRESENTATION LINKBASE DOCUMENT GRAPHIC 15 cuz-20241231_g1.jpg begin 644 cuz-20241231_g1.jpg M_]C_X 02D9)1@ ! @$ 8 !@ #_[@ .061O8F4 90 !_]L 0P " 0$! M 0$" 0$! @(" @(" @(" @@(" @(" @(" @(" @(" @(" @(" @(" @(" @@@@(" @@@@(" @@@(" @@@(" @@@(" @@@@(" @@(" @@@(" @@@(" @@@(" @@@(" @@@@(" @@(" @@(" @(" @(" @(" @@@(" @@@@" M"@H*"@8("PP+"@P)"@H*_]L 0P$" @(" @(% P,%"@<&!PH*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*"@H*_\ $0@# MG 3* P$B (1 0,1 ?_$!\ $% 0$! 0$! ! @,$!08'" D* M"__$ +40 (! P,"! ,%!00$!?0$" P $$042(3%!!A-180'EZ@X2%AH>(B8J2DY25EI>8F9JBHZ2EIJ>H MJ:JRL[2UMK>XN;K"P\3%QL?(R;GZ.GJ\?+S]/7V M]_CY^O_$!\! ,! 0$! 0$! 0$! 0$! @,$!08'" D* M"__$ +41 (! M @0$ P0'!00$ $"=P ! @,1! 4A,08205$'87$3(C*!"!1"D:&QP0DC,U+P M%6)RT0H6)#3A)?$7&!D:)BH*#A(6&AXB)BI*3E)66EYB9FJ*CI*6FIZBIJK*SM+6V MM[BYNL+#Q,7&Q\C)RM+3U-76U]C9VN+CY.7FY^CIZO+S]/7V]_CY^O_: P# M 0 "$0,1 #\ _?RBBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH *** M* "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ MHHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "B MBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH *** M* "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ MHHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "B MBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH *** M* "BBB@ HHHH **** "BOS2T_P#X([6_[8/_ 5$_:*_:D_:Y^(WQ+_X0*'Q M/HVD?#WP'HWCC5-%L;U8O#VEO=7S-:312-$9I&B01.@\R*XW;CC'X;_\%X)_ M%O[&7_!6SXF?LQ_LU_%OX@>&_ _AY]!&CZ)_PL;6+S[/]IT33[J;]]=74LS[MIIY7^9SC=@8 !_7K17Y6?\%6_^" 'PIN/V-O&'Q_X)_\ C#XL>"_B1X1T M2XUC1M.T_P_P"+'B'5HO$'V>,R/8/#?7^[(M:7H7F^R5B/>'>9V>R^/E8:@@@ M@BCJI%BJ;5O%%L[XLX7N]PH\,'E9CY_8+B&H4FH2F*3_C8I%NL[BM^0;IO+(M;0!7 M;@,Y.8U;&WWI,_]P!D"N(F4@T]N=39QUS<72E%*KX%SH>C]+AW%^8^AV,. M;(G5DH_7W@*,J#+[DS$MAA\=NI.DYXS(N<%\@$.IB=?FY(Q9-5?T%*"&OZJWB M;:0F_B3)ZB*\N4V?'1>1$?'"-H(:^@S!9T(L^PJ@Y*(H83G6=IIUQI>^+M6HO M/UGV:!=+R%ZR4]3@1M:>+2_UBS7I9&KN45ZX?W[FJ;XSV'WK^_XLA/.9A=JN4 MA[.R/"?V!L&M2QNN.=I4QCEM<1;9E'CI96E]"9BKYT]W$ES2;VD(D2 @:/'4#

H4+W_OI:/^$EU?\ Z%"]_P"^EH V**Q_^$EU?_H4+W_OI:/^$EU? M_H4+W_OI: -BBL?_ (275_\ H4+W_OI:/^$EU?\ Z%"]_P"^EH V**Q_^$EU M?_H4+W_OI:/^$EU?_H4+W_OI: -BBL.;Q??
6\D<4_A:Z1I6VQJTB@L?0_]]+0!L45 MC_\ "2ZO_P!"A>_]]+1_PDNK_P#0H7O_ 'TM &Q16/\ \)+J_P#T*%[_ -]+ M1_PDNK_]"A>_]]+0!L45C_\ "2ZO_P!"A>_]]+1_PDNK_P#0H7O_ 'TM &Q1 M6/\
\)+J_P#T*%[_ -]+1_PDNK_]"A>_]]+0!L45C_\ "2ZO_P!"A>_]]+1_ MPDNK_P#0H7O_ 'TM &Q16/\ \)+J_P#T*%[_ -]+1_PDNK_]"A>_]]+0!L45 MC_\ "2ZO_P!"A>_]]+1_PDNK_P#0H7O_ 'TM &Q16/\
\)+J_P#T*%[_ -]+ M1_PDNK_]"A>_]]+0!L45C_\ "2ZO_P!"A>_]]+1_PDNK_P#0H7O_ 'TM &Q1 M6)<>+=0M86N+GPK=I&@RSLZ@ ?G3D\4:K(@=/"-X0PR"'7D?G0!LT5C_ /"2 MZO\ ]"A>_P#?2T?
\)+J__0H7O_?2T ;%%8__ DNK_\ 0H7O_?2T?\)+J_\ MT*%[_P!]+0!L45C_ /"2ZO\ ]"A>_P#?2T?\)+J__0H7O_?2T ;%%8__ DN MK_\ 0H7O_?2T?\)+J_\ T*%[_P!]+0!L45C_ /"2ZO\ ]"A>_P#?2T?\)+J_
M_0H7O_?2T ;%%8__ DNK_\ 0H7O_?2T?\)+J_\ T*%[_P!]+0!L45C_ /"2 MZO\ ]"A>_P#?2T?\)+J__0H7O_?2T ;%%8__ DNK_\ 0H7O_?2T?\)+J_\ MT*%[_P!]+0!L45C_ /"2ZO\ ]"A>_P#?2T?
\)+J__0H7O_?2T ;%%8__ DN MK_\ 0H7O_?2T?\)+J_\ T*%[_P!]+0!L45C_ /"2ZO\ ]"A>_P#?2U';>+[Z M\C,MKX6NI%#%2R2*1D=1UH W**Q_^$EU?_H4+W_OI:/^$EU?_H4+W_OI: -B MBL?_ (275_\
H4+W_OI:/^$EU?\ Z%"]_P"^EH V**Q_^$EU?_H4+W_OI:/^ M$EU?_H4+W_OI: -BBL?_ (275_\ H4+W_OI:/^$EU?\ Z%"]_P"^EH V**Q_ M^$EU?_H4+W_OI:/^$EU?_H4+W_OI: -BBL?_ (275_\
H4+W_OI:/^$EU?\ MZ%"]_P"^EH V**Q_^$EU?_H4+W_OI:/^$EU?_H4+W_OI: -BBL?_ (275_\ MH4+W_OI:/^$EU?\ Z%"]_P"^EH V**Q_^$EU?_H4+W_OI:/^$EU?_H4+W_OI M: -BBL?_ (275_\
H4+W_OI:/^$EU?\ Z%"]_P"^EH V**Q_^$EU?_H4+W_O MI:CMO%]]>1F6U\+74BABI9)%(R.HZT ;E%8__"2ZO_T*%[_WTM'_ DNK_\ M0H7O_?2T ;%%8_\ PDNK_P#0H7O_ 'TM'_"2ZO\ ]"A>_P#?
2T ;%%8__"2Z MO_T*%[_WTM'_ DNK_\ 0H7O_?2T ;%%8_\ PDNK_P#0H7O_ 'TM'_"2ZO\ M]"A>_P#?2T ;%%8__"2ZO_T*%[_WTM'_ DNK_\ 0H7O_?2T ;%%8_\ PDNK M_P#0H7O_ 'TM'_"2ZO\
]"A>_P#?2T ;%%8__"2ZO_T*%[_WTM'_ DNK_\ M0H7O_?2T ;%%8_\ PDNK_P#0H7O_ 'TM'_"2ZO\ ]"A>_P#?2T ;%%8__"2Z MO_T*%[_WTM'_ DNK_\ 0H7O_?2T ;%%8_\ PDNK_P#0H7O_
'TM'_"2ZO\ M]"A>_P#?2T ;%%8__"2ZO_T*%[_WTM1KXOOGN6LU\+71E10S1B1<@'H<9H W M**Q_^$EU?_H4+W_OI:/^$EU?_H4+W_OI: -BBL?_ (275_\ H4+W_OI:/^$E MU?\ Z%"]_P"^EH
V**Q_^$EU?_H4+W_OI:/^$EU?_H4+W_OI: -BBL?_ (27 M5_\ H4+W_OI:/^$EU?\ Z%"]_P"^EH V**Q_^$EU?_H4+W_OI:/^$EU?_H4+ MW_OI: -BBL?_ (275_\ H4+W_OI:/^$EU?\ Z%"]_P"^EH
V**Q_^$EU?_H4 M+W_OI:/^$EU?_H4+W_OI: -BBL?_ (275_\ H4+W_OI:/^$EU?\ Z%"]_P"^ MEH V**Q_^$EU?_H4+W_OI:/^$EU?_H4+W_OI: -BBL?_ (275_\ H4+W_OI: M/^$EU?\ Z%"]_P"^EH
V**Q_^$EU?_H4+W_OI:CF\7WUO)'%/X6ND:5ML:M(MH+'T'- &Y16/_P)+J__ $*%[_WTM'_"2ZO_ -"A>_\ ?2T ;%%8_P#PDNK_ M /0H7O\ WTM'_"2ZO_T*%[_WTM &Q16/_P)+J__ $*%
[_WTM'_"2ZO_ -"A M>_\ ?2T ;%%8_P#PDNK_ /0H7O\ WTM'_"2ZO_T*%[_WTM &Q16/_P)+J__ M $*%[_WTM'_"2ZO_ -"A>_\ ?2T ;%%9=GKVI7-TD$WAFZA5FPTKLN%]S6I0 M 4444 %%%% !1110
4444 %%%% !7YW?MGZ#\6=;_P""X?[,?[1/A;]GOX@Z MQX!^%GAOQ;I_C?Q9I?A"YFMK*?4;%X+<1J%\RY4.%W-"CJ XP3@@?HC10!\= M_P#!9K]B'XJ?M>?!#P'\2_V;[*UN_BE\#/BAI'Q$\!:3?
72V\6M7%A)ODTUI M7^6(S+@JS87S(HPQ52S#C?VY?ACXE_X*]>'O@S\!]!^!WCKPCX/O"T^D-I%KIT-%EU% 'PWXG_9 MW\<_L7?\%;_%'_!0KP;\.]?
\3_#GXV_#ZTT/XF6WA+2)=1U'0M>TTQK8ZA]C M@#3W%K+:H8&$$'OA[X1U4I]OTGPSI]O%&)KM49A%->31)<&#<6A54#XZ4444 %%%% ! M1110 4444 %%%% &/XE_Y"^C_P#7Z?\
T$UL5C^)?^0OH_\ U^G_ -!-;% ! M1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110!F^,?^18 MO?\ K@:N:=_R#X/^N*_R%4_&/_(L7O\ UP-7-._Y!\'_ %Q7^0H FHHHH ** M**
"BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH *Q_ __ "")?^OV M;_T*MBL?P/\ \@B7_K]F_P#0J -BBBB@ HHHH **** "BBB@ HHHH **** " MBBBB@ HHHH **** "BBB@ K'\#_\
((E_Z_9O_0JV*Q__P#R")?^OV;_ -"H M V**** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "L>R_ MY'>]_P"O*+^9K8K'LO\ D=[W_KRB_F: -BBBB@ HHHH **** "BBB@ HHHH
M**** "BBB@ HHHH **** "BBB@ K'\2_\A?1_P#K]/\ Z":V*Q_$O_(7T?\ MZ_3_ .@F@#8HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ H MHHH **** "BBB@ HHHH **** "BBB@ KPO\
:P_Y+9\#_P#L>Y?_ $F:O=*\ M+_:P_P"2V? __L>Y?_29J /=**** "BBB@ HHHH **** "BBB@#'\2_\A?1_ M^OT_^@FMBL?Q+_R%]'_Z_3_Z":V* "BBB@ HHHH **** "BBB@ HHHH **** M "BBB@
HHHH **** "BBB@#-\8_\BQ>_]<#5S3O^0?!_UQ7^0JGXQ_Y%B]_Z MX&KFG?\ (/@_ZXK_ "% $U%%%% !1110 4444 %%%% !1110 4444 %%%% !1 M110 4444 %%%% !6/X'_ .01+_U^S?\
H5;%8_@?_D$2_P#7[- Z%0!L4444 M %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %8_@?\ Y!$O M_7[-_P"A5L5C^!_^01+_ -?LW_H5 &Q1110 4444 %%%% !1110 4444 %%% M%
!1110 4444 %%%% !1110 5CV7_([WO_7E%_,UL5CV7_([WO\ UY1?S- & MQ1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !7G_ .U5^S=\ M./VP/V8O[N>// EBD"2H>SQJ>U>@44 M?
PA_M5?LW?$?]C_]H[QI^S%\6[#[/XA\$>(+C2]0VJ0D_EM^[GCSR8I8RDJ' MNDBGO7G]?O\ ?'FW_!-W_D5/^"G7PST'_GCX7^)OV>+Z_V=?OC_ (':NY_Z M=5%?@#0!Z!^RK^S=\1_VM/5?/VCO!?
[,7PDL/M'B'QOX@M]+T_8W[R>3'(MBBC#RN>R1L>U?V^?LJ_LW?#C]C]G'P7^S%\)+#[/X>\$>'[?2]/W* _EK^ M\GDQP999"\KGN\C'O7X@_P#!F5?P3X*=?$S0?^>WA??_X9??:(OI_:-^ MF?
\ @%JCC_IZ4U^_U !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %>%_M8?\EL^!_\ V/Z5X M7^UA_P EL^!__8]R_P#I,U 'NE%%% !1110
4444 %%%% !1110!C^)?^0OH M_P#U^G_T$UL5C^)?^0OH_P#U^G_T$UL4 %%%% !1110 4444 %%%% !1110 M4444 %%%% !1110 4444 %%%% &;XQ_Y%B]_ZX&KFG?\@^#_ *XK_(53\8_\
MBQ>_]<#5S3O^0?!_UQ7^0H FHHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH *Q_ _\ R")?^OV;_P!"K8K'\#_\@B7_ *_9O_0J -BB MBB@ HHHH **** "BBB@ HHHH ****
"BBB@ HHHH **** "BBB@ K'\#_P#(M(E_Z_9O_ $*MBL?P/_ R")?]K]F_]"H V**** "BBB@ HHHH **** "BBB@ MHHHHH **** "BBB@ HHHH **** "L>R_Y'>]_Z\HOYFMBL>R_Y'>]_P"O*+^9 MH
V**** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHJ'4-0L-)L)]5 MU6^AM;6UA:6YN;B4)'%&H)9V8X"J "23P *)J\5_;=_X*$?LG_\$_AJGQ* M_:@^*%OI O',6@^'[1#(VT >J?LJ_ MLW?#C]C_
/9Q\%_LQ?"2P^S^'O!'A^WTO3]R@//Y:_O)Y,<&660O*Y[O(Q[U MZ!110 4444 %%%% !1110 4444 %%%% !1110 4444 % M%%% !1110 4444 %%%% !7A?[6'_ "6SX'_]CW+_
.DS5[I7A?[6'_);/@?_ M -CW+_Z3-0![I1110 4444 %%%% !1110 4444 8_B7_)"^C_\ 7Z?_ $$U ML5C^)?\ D+Z/_P!?I_\ 036Q0 4444 %%%% !1110 4444 %%%% !1110 44 M44 %%%% !1110 4444
9OC'_)%B]_ZX&KFG?\@^#_KBO\A5/QC_ ,BQ>_\ M7 U-/!_PZ*ZAXZ^('BK3 MM#T32;5[G5-8U>]CMK6SA49:2660A8T Y+,0!7YY^+/^"FW[7_\ P4S\37_P
M2_X(H^!H;#P?;73V7BC]JOQ]I+IH=@RG;(FB6(KW6_&WB B+P9\+O!UF=0\1>(IV.U([:SC. MX*S?+YK[8\C:&+84_,&G_L-_M_?\%>[^#QY_P58\077PC^"DDRW&C?LO>!-;
M=;S5HLAD/B/4HMK29P";6+:!\I_:7\)?@@K\/='*^&=%MQ!I>AZ%%8);6ULG7"H@ R3DENK$DDDDFNCHHH M*Q_$O_(7T?\ Z_3_ .@FMBL?Q+_R%]'_ .OT_P#H9$V;9JR"NF]IU&=W '...
"BBB@ HHHH **** "BBB@ HHHH **** "BBB@ H MHHH *\+_ &L/^2V? __ #V/\ (M*_]).IZ^R8CS?@.0]']JE VL/\ DMGP/_[' MN'_T*MBL?P/_ &D)HW$ 'WE(0P*]DR ".X_K
_K]/_K)?^OV;_)"K8K'\#_\@B7_K]F_]"H V**** "BBB@ HHHH **** "BBB@ HHHH S?&/ M_(L7O_7E%_,U47\S0!L4444 %%%% M!117,?
&/XT_"7]GKX@_^#_KBO\A5/QC_ ,BQ>_\ M7 U-/!_PZ*ZAXZ^('BK3 MM#T32;5[G5-8U>]CMK6SA49:2660A8T..."7VAWWP6^! M(YV;-<\MW>.-_'0/6%%?@=\2Q0L-K;HSVA8?D9% M$ ^:/!<
2_:R_X*1^RA_P!>\/R'..0Z2N)[L+/:5%5UVX>+U2V7>ROA7/BK/B%>%U=OLAKG@ZYXBIB9 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 5X7^UA_R6SX'_]CW+_
!6/X'_ .01+_U^S?\ H5;%8_A__P#Y!$O_ -?LW_H5&$. I_C/QG^%>?FG^"GAF^_ZX_$_]HE_J]=> %

M\HMOBA_W!\ T]V%=> POU['4L->W/*,;[VYFE>VE[7[G#F>,_L[+:V+Y>;V M<)2M>U^5-VO9VO;>S]#ZRK'\2_\ (7T?_K]/_H)K^4^BOTO_(AC_P!1?_E/ M_P"W/Q__ (C)_P!0/_E7_P"YG]9%%?
R;U_0M_P $-_\ E%M\+ _\ N- ^GN_K MY_B3@[_5[QQ/M^>\E&W+R[IN]^9]NQ]3PCQ]_K5F4\)]6]GRP:.@DU/3]!UA)+FVC)"B5H3B01DD 2;=I/&PT5QOQG_:%^"7[/&D
M6.M_&KXEZ7X>BU2]^QZ1%?3_ +_4;G:6\FVA4&6XDVAF*1JS!5+$8!-:7PN^ M+'PS^-W@BS^)/PA\>:5XDT&_WBTU;1KU)X79&*.FY2<.CJR,APRLI5@""* . M@HHHH *\+ .:P_P"2V? __L>Y?
_29JJTKPO\ :P_Y+9\# P#L>Y?_ $F:@#W2 MBBB@ HHHH **** "BBB@ HHHH Q_$O\ R%]' P"OT_\ H)K8K\2_P#(7T?_ M_* 3_P"@FMB@ HHHH **** "BBB@ HHHH ****
"BBB@ M HHHH S?&/\ R+%[_P!<#5S3O^0?!_UQ7^0JGXQ_Y%B]_P"N!JYIW_(/@_ZX MK_(4 34444 %%%% !1110 4444 %%%% !1110 445\E_M[?\%_E 9-.M@"&:67YMF7",H9E /HOX MT?&[X1?LZ?#35?C)\=?B-I'A3PMHEN9M4US7+U8+>!>@&YC\S,<*J+EF8A5! M) K\][K]I?\ X*#?\%KKF3PK^P6=<_9^_9LGD,6I 'W7=..:#Q-XQM\X=/#]H M^&M(7&0+R3#8(*E'1X3TOP7 _"2_P ;OVP?
B7I7[7/_6Y\>:;X^U_3&7 MG@OX!Z S?\(3X,)Y'F0DD:I=@'#2R[D^\N9E"%?8?VVOVAOB'KGC33/^">W[M&-Y%;_$;Q/8!_$&O6J?N/ N@X"R7DFW 29D(6%!@Y92-I:/=U8/"5,,;75.&G
M5M[12W;\E_P%J<688ZEEV&=6:,>B26\I/:*7=O[MW9)L^;/A-^Q1^S]JWB;4 M?^"9G_!/SPI)X>^%/AV_CF_:1^*B7)GU?Q=?JQ;^R'OS\)Q,[;C,P(2/ /"NG>! !6A6VEZ1I%E':;;IUG$$BMH(U"HBJ.@
%_N6YENIW_CED;DGH.% "JH'?5T8 M_%TZJC0P^E*&W=OK*7F_P5DMKOERS U:+EBL4TZ]2W-;:*6T(_W8]_M2O)[V M11117FGKA6/X' Y!$O\ U^S?^A5L5C^!_P#D$2_]?LW_ *%0!L4444 %%%%
M'RU^UQ^Q_P#$G0_B6/VW_P!AR>VTKXJ:=;A/$7AV9O+T[QU8+@FSNER)\#$ M+?!\%SI.MZ3W MGC(!QN5MKX 8)&##*OK%?+W[7WE'7Q$@^(T?[:_[$E[;:)\7-)MA']^DS'9I
M_CBP7&;&]7('FX4".8D$$*"PVH\?LT*]',*4<-BI6DM(3?3^[/\ N]G]G_#M M_B<+B,KKRQ>#CS0D[U*:Z]YP7\,\T=I_P"+5_4-9_BGPIX6\<^'KOPEXV\- M:?
K&E7\)BOM,U2S2XME[F,]4DCD!5U/H017F?[']Q[8GP[_;!\ 3^(/#EE=:)X MDT2Y-CXT\%:N-FH:!?KD/!,A)7*MLDP P!X5E95]VN_I77Y+"PN6!)5+G3&)M981DYBC6(-W-!/V MPO
UI]_Q#X$D3PMXQCB'66:PDW6ERP&,16^78YRPZC]$**Q-SXU_9O\ ^"\? M_!.[X]>,!\(?'/Q#U7X- $6-E2\^'/QPT9_#6J02'1@W)^SR,3D!$E9SC[O M(K[(AFAN84N+>59(Y%#(Z-
D,#R"".HKSS]H_]D3]E_\ : \ !Y\!_M/_$\ M*^.M+"L((?$>C17#VQ/5X)6'F0/_+<;*WO7QM- P1$^,7[)\SZ]_P $B?\ M@H?X_P#@];Q,9(?A;XWF/BOP>X_YXQV]X6FLPW1I5>1P ,8(S0!^AU%?G?\
M\/0?^"F/[%7_!+ _/@I[_P3/U+7O#UKQ<_&#]FFX?7M+VC@$3Z7,5O+)?O M-([8Y^5.,5]-?L@?\%-?V#'2V\].9_ :=\,>*+WRR\ AJ\LVNK6X Y,MA< M!+E .1N,>W@X)H]VHHHH **** "BBB@
K'\# _\ ((E_Z_9O_0]V*Q__P#R M")?^OV;_-"H V**** "BBB@ HH) &2:.^*_VH/\ @N1^R[\)?B++^S?^RWX8 M\0?M%?&0[DB^'/PA@%^+-P<%K^_4-;V,:MQ(Q+O'U:,#F@+[4KXR_:J_X+@_ MLI?
_P"(DG[./[/.BZ_^T!\9'+1V_P ,?@ .:?VE-;2 X)OKM,P6,:$CS"S,\ M8Y,>*\P_X8& X*E_\%+?^)M_P5 .:: X4[\-KSYO^&?/@-J9CN+N$_\ +'5] M;Y>?(^62&##="X.5,9K[-_95_8O\ V5_V(?AW'*_V4O@9X?
\$Z, OVB+1[/$ M]XZC DN;ARTUS)CC?*[MCC- 'QE_PP]_P5?_ ."F/_$T_P"'"DO[2' "B?AC> M< \ "A/@3JO_ !,KR_\L=6UWDOD962*W!BD4\>6PK[_9+_ &'_ -DW]A;X
M>K\,/V3O@3H'@K2BJ_:SI=KFYOF48$ES;E](^(7[06B2:NK^6N@:#(VIW[29P(S!:B1D8G@;PH]ZWP^%Q.+GR4(.3[M)-O\#FQ6,PF!I^TQ%2,(]Y-)?B>Y5\F_\%R/^46WQ0_[@G_I[L*K_P##=G[:
M/QW_-'_ &/_/@GUX@M;";_ %/C#XQWR:':*.TBV:EKB>,]048";GCY_X M*H_3]O5_P!@SQW\7OVJ_P!L+3+RTT[^RV_X5MX"\,K:Z0[R:I:1#S;F4_:+ MA4,@=5<##1J<]:^BR7*YX?.<-
*O4A!JI#W;\?9:6CS6;_O7+RQ2Y'K>?+S)?W.:Y^.E%%%?T&?RP%?T+?\ !#?_)1;?"__ M +C?_I[OZ_GIK^A;_@AO P HMOA?_P!QO_TJW]?G_B1_R(Z?_7Q?^DS/U+PC M_P"2DJ_]>9?
^ETSZRHHHK\3/Z*"BBB@ HHHH **** "BBB@ HHHH **** "B MBB@ HHHH **** "OS1_:X^&7PZ\&?\')'[7B[PAX%TC2M3\0^" B!)KU_IV
MFQ03:C(FERE9)W1097!ED^9LGYCSS7Z75^;O[='BOPQ8?\'&G[$>EWWB&RAN M4\$^/5>"6Z174S:6ZP@@G(+LCA?[Q4@9QO!]N_'S]E_X4?M.7GA>S^-_AZW\ M0^'
OK#:Q%X4U2V2;3[_4%C:.WFN8G!6=81*Z1N"GFM'}C=$A'P?^U;^Q MG\,O"7_!>C]DKX@?L=?#[2O"'BQ=#\5ZG\8&\)Z?'9P3^&8+6&WMY;V*%51C M) M_C@GUF_;_6&,N<(BY#2S-
\D^9=CT!^8?V3?^"H_ 2XT7Q[+XD/[:/A;XH? M'GXP:YINF:C;^"K2YN9;B9I?)L=&TY'C7R-/M3,^UI6127GN9F5Y7(,S]E# MXAZI^U- P<:?M&ZYXLD-WI7[/7PST7PAX$M)CF.PEU01W=_:/\4;?2%.
(+'5U6QL+Z M:->BO=-.DLI_B:)3VJ7X&_#V7]BS_@X1^,^L^.I$T[PK^U)\/-)UGP/K-TX2 MWN-;T=$M[W2@[8!N?+>2["=XF)&=I 7]@+X:77[0?_!;S]IS_@I1X;9;GP!I M_A?
2_A=X&\00G=;Z[/;I:3:M);N.)(H+NU6#$%)1GW@$E& /T7HHHH *\+_ M &L/^2V? _\'N7_P!)FKI/BM^R5\-?C%XN?QIXHU_Q1;W;P)"8])\1S6T. MU!@'8AQGU/>O$OB[^RUV/A#\&-
<\2W#:CXT,4XU77YKD*$A+C8'/R MG(Y(ZCB@#Z]HK'_X0?2/^?F]_P# MJ/^$'TC_GYO?_MJ -BBL?_ (0?2\ MGYO?_MJ/^$'TC_GYO?_+:@#8HK'_X0?2/^?F]_P# MJ/^$'TC_GYO?_M MJ -BBL?_
(0?2\ GYO?_MJ/^$'TC_GYO?_+:@#8HK'_X0?2/^?F]_P# MMJ/^$'TC_GYO?_MJ #Q+_R%]'_Z_3_Z":V*Y37/"NG6NHZ;#'/_\ @6U'_"#Z1_S\WO\ MX%M0!L45C_\ "#Z1_P _-[_X%M1_P@^D?_-
[_X%M0!L45C_/"#Z1_S\WO_M (%M1_P@^D?_-[_ .!;4 ;%%8_ @^D?\/S>_ ^!;4?\(/I'_/S>_ ^!;4 M;%%8 P#P@^D?_-[_ .!;4 ;%%8_ @^D?\/S>_ ^!;4?\(/I'_/S>_ ^!;4 3>,?^18O M?
^N!JYIW_(/@_P"N* R%<_XE\):98Z#=7<-Q=%HXB0'N6(_$59LO!>E2V<4K M7-YEHE)Q=-CI0!NT5C_\(/I'_/S>_P#@6U'_@^D?\/S>_^!;4 ;%%8_\MP@^D?_-[_X%M1_P@^D?_-[_P"!;4
;%%8__"#Z1_S\WO\X%M1_P (/I'_ M #\WO_@6U &Q16/_P (/I'_#\WO_@6U'_"#Z1_P _-[_X%M0!L5C?$+XB> OA+X)U/XE?%'QGI?AWP]HM MHUUJ^MZU?
1VUK9PKUDDED(5%'J3WKYB_;^_X*1?LO?L%3:;\-[]/$?Q ^+?B MC$?@?X->!'>]U[6IFSL)B3/V: D',T@ PK[!(5*UX7\,?^"4?[3'_!1#Q?I_ M[1/_ 6L\4Q_V%:72WW@W]ESPGJSOX?
T0CF.35YU;_B:W8!Y4'R@=P!9',2@ M1KO[=?[S\3?M4^+M&=9=10,4EB\-V$H5YG MX9?M4FT*=P_&+]_\ $VO.9_&?Q&\4
M71OO$'B6Y+;GFO+QQN;+Y;RUVQ@DD+N+$^NZ'*_!WAC1K3PYX;L6T_3K"V2 MWL;"Q?RH;>%%"I'&B85%4 *,"N'_ &I/C#\'OV2/@QJGQJ^*&KWL%1 M%8Z?;W;&YU.\?(AM(%_CED88 Z
!F.%4D:4J52O5C3I[\F[)+JV95Z]'#495 M:LE&,5=M[)(Q?VZ/VP)OV9/!NF>$OAKX='B;XI>.;LZ9\.O"$7+7=V>&N9AD M,;;:$$/(Q('0;E!+++^PU^Q]#^RQX"O\ 5O&WB(^)OB3XSO/[4^(WC*
<9DU&^ M;)\M"0"MO%N*1I@#&6VKN('GG[#G[(/CO5/$E_\ MN?M?03?\+2\$VP32[$\ M]C'X-T1*0#H/!4'?\ MGDOM-?93_DC_.3/WMN6WC9?0K8_$K,<3%K?Z\<']B+WDU_/-;_RQ]W=ROL45 MC_\
"#Z1_P _-[_X%M1_P@^D?_-[_X%M7CGO&Q16/\ \(/I'_/S>_\ @6U' M_"#Z1_S\WO\L5C^!_^01+ _-?LW_H5' "#Z1_S\WO_(%M1_P@ M^D?_-[_.!;4 ;%%8__@^D?\/S>_^!;4?\(/I'_/S>_^!;4 3>,?^18O M?
^N!JYIW_(/@_P"N* R%<_XE\):98Z#=7<-Q=%HXB0'N6(_$59LO!>E2V<4K M7-YEHE)Q=-CI0!NT5C_\(/I'_/S>_P#@6U'_@^D?\/S>_^!;4 ;%%8_\MP@^D?_-[_X%M1_P@^D?_-[_P"!;4
;%%8__"#Z1_S\WO\X%M1_P (/I'_ M #\WO_@6U &Q16/_P (/I'_#\WO_@6U'_"#Z1_P _-[_X%M0!L5C?$+XB> OA+X)U/XE?%'QGI?AWP]HM MHUUJ^MZU?
1VUK9PKUDDED(5%'J3WKYB_;^_X*1?LO?L%3:;\-[]/$?Q ^+?B MC$?@?X->!'>]U[6IFSL)B3/V: D',T@ PK[!(5*UX7\,?^"4?[3'_!1#Q?I_ M[1/_ 6L\4Q_V%:72WW@W]ESPGJSOX?
T0CF.35YU;_B:W8!Y4'R@=P!9',2@ M1KO[=?[S\3?M4^+M&=9=10,4EB\-V$H5YG MX9?M4FT*=P_&+]_\ $VO.9_&?Q&\4
M71OO$'B6Y+;GFO+QQN;+Y;RUVQ@DD+N+$^NZ'*_!WAC1K3PYX;L6T_3K"V2 MWL;"Q?RH;>%%"I'&B85%4 *,"N'_ &I/C#\'OV2/@QJGQJ^*&KWL%1 M%8Z?;W;&YU.\?(AM(%_CED88 Z
!F.%4D:4J52O5C3I[\F[)+JV95Z]'#495 M:LE&,5=M[)(Q?VZ/VP)OV9/!NF>$OAKX='B;XI>.;LZ9\.O"$7+7=V>&N9AD M,;;:$$/(Q('0;E!+++^PU^Q]#^RQX"O\ 5O&WB(^)OB3XSO/[4^(WC*
<9DU&^ M;)\M"0"MO%N*1I@#&6VKN('GG[#G[(/CO5/$E_\ MN?M?03?\+2\$VP32[$\ M]C'X-T1*0#H/!4'?\ MGDOM-?93_DC_.3/WMN6WC9?0K8_$K,<3%K?Z\<']B+WDU_/-;_RQ]W=ROL45 MC_\
"#Z1_P _-[_X%M1_P@^D?_-[_X%M7CGO&Q16/_P (/I'_#\WO_@6U'

\@B7_K]F_P#0J^(/B'_P4H^.7B/4I#X#M]/\.V08^0BVJW4Y'^V\ MH*D_1!^-0?"W_@HO\:/!-XD'C"TT_P 0:>\Q>XC>W6WGY/)1XP%!^]$?2OB? M^(B\.?6/9WG;^;E]W\^;_P E/#_UCRWVG+K;O;3_ #_^_]*Y?X0_%[P5\;O M!5OXY\#7YEMI24G@E 66VE &Z*1<\,,CV(((!!KJ*^VHUJ.)HQJTI*49*Z: MV:/"_BYX-)G\#^.K-<-&PR39W0 /G6DF2K(P;;O8@$,Z/6_8L_;7N MOCK?:I\!OCQX47P7\9O!R!/%GA"9L)=(, :A8L2?.M9,A@06V;@"2"CO]!UX M3^VG^Q3IG[3=AI?Q#^`WBJ3P9\5O!SFX\">/;!<2VD@R3;7 _?6LF2'C(.- MS$ @LK^MAL51Q%%83%NT5\,]W!JGW@^JW6\=;I^%C,%B,)B'CL"KR?QPV51+ MJNBJ);:2]V6EG'W:BOG?]B[]M;4_C-K&I_LZ_M$^%H_!GQH\(1@>)?##MB' M4H1@+J5@Q/[ZVDX;@DH6) (*LWT17#BL+6P=9TJJL_O33V:>S3W36YZ6'QN' MS##JM1=T_DTUNFMTT]&GJF%%%%8?M%?MG?LP_LH:8-0^//Q MCTC0YG3=;:4TQFO[D=O*M8@TS@GC<%V@D9(KP[_AK7]OO]J[_0_V-? V6!X"\ M-W'"?$?XT!K9GC/_ "TMM,B)E?(^9'AA\KQF(I^UMRP_FD^6/R;W M](W?D>5BLYP&%J^QNYU/Y(+FE\TOA7G*R\SZP\5>+?"Q@70+GQ7XV\3:?H^E MV<>^\U+5;U+>W@7^\)DA"]//M>N?A]^PE\$?$_QP\002>3 M-?:# ;+0;*3_*;ZE<*(UZ@@]&5AG#"G>%?^"4W@GQOK]M\0_P!N;XS^) .CE MXB?D\V&U\1S_ &30K.3O]GTR!A$HY(((8LK? W17U#X8*^&/!.A6WA;P9X"!/[J1Q@*H]@*W_X2,'WK2^<8?_)R7_@!S?\ "]C^V'A\ MIU/_)7%_P#@P^3O^&0OV\OVK?\ 3/VTOVJSX)\.7'+_V^"Y:T#H?^6=$J M4N9I,CY7104/.TBO<_V=OV-_V9/V4=)_LOX"?!S1]!D>/9'=)U35OB;X7\5: MI-)JVI:A)J#_ ! U&P@L[.2ZFF@@"0SJB)!;M'$7/WO*+G&<+#RR?_@U_P & MJ]K.]M<_M,^ HY(V*R1O^U,P96!P00=2X-?H+_P4T^&>L?&#]AOQ]\/M+\#Z MQXI@O+2SEUWPIX=N#%J&OZ/#?6\^I:9;,&4^=+/"2LUG\!O%NDOH6MVGB#X)L=5\$ZS874ZQ7EQ8E7F%K> MI(\+SJ75);.U!YG-Y(TYCD9H6D4K(_P!:5\5_\$"]?\,^(_\ M@GY#?_#;]G67X;>!5\?>(§^&~G7FA)IUWJGAW[*[33V<8R-JS2*SD]@ 2>U M?*'BW_@X_P#^"8\>NR^#?@#XF\??&[Q#"<-X?^#7PWU'6)V/8+(T<4#Y[;92 M* /O*BOSZ_X>5?\ !7GX]#ROV2_^")>O^'K"9I<8>Y M;U.U^,,8I3^S! P '#/[0?S?&G_@!\(/@C83\O:5\$OAC)K4_EG_)9_:M99 M6B?'5TS@YQQ0!^@;ND:&21@JJ,LQ. !7S]\?/^"KO_!-;]F#SX?CC^V_\-M% MO+?/G:2GBB"[OUQ_TZ6S23^.5\)_P;O?L\?%%Q>?MQ_M?_ +0 Q^>0[KG2 M_'WQ5NH-))[K%:6/D^2A_NB0U] _/\ X)1?\$UOV8/)F^!W[$'PVT6\M\>3 MJS^%X+N_7'_3W3Y*'^\8S2#]I__@X9_:#^7X+?\$W_(0?!&PGXAU7XV_$Z36I M_+/_"T^RZ,JM$^.B/G!QGBOT#1$C01QJ%51A5 P *6@#\^O^':O_!7GX]#$ M?VM/^"VFO^'K"Y;T&Y.,9K3\)? \&X' !,>/78 MO&7Q^\,^/OC=XAA.5\0?&7XD:CK$['N6C62*\]]T1%?>5% \[7_!VI_P $ M_M8?LK^//V#?MU_M@7W[-OA72O 'PF\/+XF^+' MCVZ.F #OPG'R9K@CY[R<9&RVA!WNQ0(!P!E1N==\- AJV+KQI4E=O^FV^B2U;Z M+4YL9C*& PTJ]9VC'YM]$DNK;T26K;LCC/VX?VB?B;X]^(EG_P $^/V/]7\G MXA^)[/S_ !CXJA1:/P1H;8$ETY4_+\G;F6YF8 ;Y9&RS'IT 4 #C?'VO/[']E#X=W MLOB? Q"WB7XA>+KS^U?B+XSN>9M6U!\DA20"((]S+&F ,M@%C7ME=N.Q-&-- M83#/]W%W;_GE_,);171:[MGG9;@Z\ZSQ^,5JLE91WJG#?E7FJYM;O3:*"BB MBO+/:"BBB@ HHHH **** "BBB@ KX(_X*4_$4O$?QRC\!FX86/AW3X@D&>#_M/,HE=_J4,:_\]Z^]Z^!O"E/@&&]\.?'>/QJ4S:^(M-B=)/2:%1$Z?@HB.?] MKVKX3Q&^L?ZN/V>W/'F_PZ_^W Q<,;+Q%]JO!GY?/A0RH_U"+(O_ +VK[XKX'_X)K_# MS4O$?QSD\>"W867AW3Y6>?'R^?,AB1/J4:1O^ ^]???%?OGAU]8_U<7M-N>7+ M_ATV_P"WN8^^X<]I_9WO;7=O3_A[A1117WA[P4444 %%%% !1110 4444 %% M%% !1110!X;^VE^Q7H?[4NCZ9XQ\(>)IO! .Q.\(2&Z\!^/M.7%QI\XR?)EQ_ MKK9SD/&&8?!_QJ\)P@ZYH.[%MK5N.% MU/3V/^M@</] M+&+K2KD'B/!!)'->MA<51KT5A,6_=^S+=P;_.#ZQZ;QUNGX>- P. M(PV(>.P*]] '#95$OP4TOAEU^&6EG'VVBOF_]C+]M+Q-\1?%5 \ LJ_M5>'8 M/"7QJ\+0;M2TM3BT\16@X74].8\21.!N9!RASQ@$+](5Q8K"UL'6=.JM=UU3 M3V:?5/HST<#CL/F&'5:B]- FGHTUO&2W375,*Q___((E_P"OV;_T*MBL?P/_M_@B7_K]F \0JYCK-BBBB@ HHHH ***Y/XP_'CX,_L^^%F\:?&SXG:+X7TQ M<[+G6+](?-8#.R-2=TK_.R@+'TJZ=.=6:A!- M[):LBK5I4:;G4DHQ6[;LEZ MMG64RXN+>SMY+N[G2**)"\"LLC!510,DDG@ #O7R')_P4:^.'[24C:3_P3K_9 M/U?Q792-L3XE_$!)-%\.H/\ GK$KXGO%'&50(XST-+;_ /!-3XH?M#7$>O?\ M%%_VJ==\>PLXD/P[(2/HOAJYR=(2LUWCM(Y1^2#FO4_LI8?7&U%3_ +OQ M3_\ 5M_P!F_P +>*I/ MA;\"K/7/C'XW&53PS\,K Z@(FSC,]TO[B) >&8,Q3!RM_% MCXG:3^SUX0N/O>&_ DJZGXDEC/\ !+]#?NK9O1X.1C!6OIKX4_!CX2_ OPM' MX)^#?PXT;PSI4>"++1=/CMT=@:,;WV %V]6;+'N3734?7\)A=,)25_P":=I2^ M2MR+[I-?S!_9>.QNN/KNW\E.\(_.5^>7_@44^L3P[]G7_@G1^R9^S-JG_"7> M"?ALNK>*I)/-N_&WBRX;4]7N)>\IN)L^6Q[^4$!]*]QHHKS\1B<1BZGM*TW* M7=NYZN%P>$P-+V6'@H1())? EU\PHHHK Z0HHHH **** "BBB@ K'LO\ D=[W M_KRB_F:V*Q[+ D=[W_KRB_F: -BBBB@ HHHH **** "BB@ HHHH **** "B MBB@ HHHH **** "BB@ K'\2_P#(7T?_*_3_P"@FMBL?Q+_,A?21_\ KJ/_M **: -BBBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** /C/X)_M&7_@JA\"=U'U[5/VE/V6K/XF^$)/'&OR^'KWX>^)$'BW3-%.J7)LA>:;?K!!> M8MC$5-M=>;Y81?)D<$M[K\ ? VW/V8_VE]6NO*/PO^)T(\4:='OUCP-X@LY]) M\0:8._VG3+U(KJ%36CPL,+#%F2+*[I S*ZLBOTKYK^,WP1_P"" MT \ P7<.ECQ]^SEX#_9+^%ME>)=:)X@\9:.FL>/XE# B6T++DNG2< X7[%(, ML/,D4\@'[45YC^R!^SSXH_9<^!&D?!KQC^T?XY^*M_IH/G>,/B>PW&HW!(M'R&2.-*8P02OF&20;B&D? QZ=0 445\4_&K]N?\ :Y^&G_!93X%?L,WOA'P/ M9?#+XGZ%XEU)2L[FYO- 7NCIUA<2HKDM(D45J-_D,4192>1YF,@@'VM17SO\ M\%./V\+7_@G_/LY6_Q%T7PG#XC\:^+O%6G^$/AIX6N+DPQZMKJ_(8[:.1P" M5A0+)+(1R4B*C#,M>=_ $[]K;]H_]@+X\_!;PC^V\2_#GC? P1\;?$J^#I?$N MD>%3H[^&/%4T7F64:+Y\HFL+DI-$!(?.A9%=I9%9@H!]F45\E?%C]LSXJ?%G M_@HC_P .U/V5?$6E:!J'A;P&/%WQ8\>ZCI/]H/H\$TJ16.EV=NSHANYMXG:2 M7=" .$=W&S5_8;_ &VO&7Q5_:#^,7["?[0E:6OQ2^"FIV376]:+:-;6?B;0 MK^!;BPU2*!WOMN#N&\#Q#[?ZQ*Z?.6W*TOBYKWNGV1^ M=OY5R'B31WT+6)M/8'!K;HF//=#T_P "O4R[AGAG,_ MXQ& A4J7I[/FC[UM)? 8Z/3SW/%S7C'C'*LAPN95*5*U6]URSJV^L/^7GVHZ^ M6Q_3#^R]^W)^RU^V?_;G_#-7Q0_X23_A&_LW]M?\22^L_LWVCS?)_P"/J&+? MN\B7[N<;><9&?6:_)G_@V!G@M8/CIO^"87[,?GP?&G]NCX;Z9=VV?M&E67B2+4+^'K:69EG' ?'-?(<19;0R MC.:N$HMN,>6U[7UBGT26[['WO">;XG/N'Z..Q"2G/FNHW2TG*"M=M[+ON?1U M%?GV?^A3X/_]7/V;]A?]AGJ]HSX[F24XM-;\)? #"XL=%;T,E[?&+RE/&"8S^ M%)_PT/\ \%7[0OR_"7]@/C(_ >PG'R7_P 8OB1-X@NUC/\ &L&CJH23'(23 M@'AJ\0^B/T%K\-M+L9_P#6^&_@)X*L?"_V8=UCU']Y/M1UJXD[G?&94MWR>3F(T M =%\9_\ @X'_."0?P3U$^`]0_;2\.^*-7=_+M=*^'5M<^(YKF3_)YHVG1S M1[N#]YU'O7#?\J?VGOC5^X_8:_X(K_M ^-EDXM-:^)$-IX(TNX!Z21W%ZTF M^/WV]>HXK[^#'[+_P"S7^SCIPTC]GW]GWP5X'MO+V&'PEX6M-.#+_M>1&N[MU).^\6:];9]=^VQ?'MC) MSVI/^('7QV^-'[_JNG_@LE^T3\0QU(\ 3-$\$:I;>#-&NL]5DL[%'W)[!QCU MK]!:* /CWX(_\$"O^"0GP%O%UCPU^PJX2US4R_F3:KX\$_B*>:7J93_:4DZA MR> -#A\,>!/">F:)IEO_J-.TBPCMH(_]V.,!1T'05IT M4 %%%% !1110 4444 %%%% &;XQ_Y%B]_P"N!]YIW_(@_ZXK_(53\8_\BQ> M_P#7 U(;;2=$T6 MQDN]4U&[?;'!"@RS'N?0 9)))(%.,93DHQ5VR9SC3BY2=DM6WT.0 :K_:? M^&_[(?P8U+XR_$]XD>&U*P:7I5KS3_L*?LP M? $B/Q5]O[<'[7=O'\7/"%JJ6^EGYH?!VCYW0Z5;@_=8 @RMU+9)WM)R'[+ MW@'QE^W[\<+'_@H+^T!X=N=/\$Z$[CX#>]-23!BA)YUVZCZ&>7 ,0.=JA6&= MLSB91RR@\)3?[R7\1KI_TI[3(OMOJ]- EK_@X2SG$QQU56I1_A1?7_I MZUYKX$]HOFWE[1117BGT04444 %%%% !1110 4444 %0ZCJ.GZ18RZIJM8 M:VT$9>>XN)0B1J.K,QX 'J:\^^*G[2O@_P"\VKKX&\-Z?=>*/%LXQ;>&M$'F M2@^LSC*P*."2W(!S@CFN(4DMDMEX#T69DL+5M3DGBKR<**YI=> MR]7^BN_(75/VAO'7Q?U&;PE^RMX;2]BCD,5]XXU>-DTVU/0B$$9N"L, X.& M4YI5_8A^&OB+0- 1'Q8UG4_%/B+5H0MWXFOIRL\# Y7[.G*PJ#T7!XRIRIQ7L M.EZ5IFB:=#I&C:=!:6EO&$M[:VB$<<:CHJ]H)A4]9KJ>)]_,'[63Z->Y& M_P#+'7_P)WEYI:$KIQJZ&A(!? 97HOU=WYGP1\0_^": QR\.:E) P@=QI_B* MR+'R'6Z6UG _VTE(4'Z.?PJ#X6 \$Y_C1XVO$G\87FG^']/28I<2/<+R_P#!5W]J[_AES]E34O\ A'J2\CQ/XNWZ/X>V[B2'>O[^Y'<> M7$3AATD>/UJM_P $C_VG8_VD?V4;*'6]3\_Q+X4N/[+U\2/F27"@P7![GS(^ MK'JZ2>E?/?\ $.N'/K'M+3M_+S>[^7-_Y,>=_JYEWM.;6W:^G^?XFSX2TB3] MA/Q(F@7EQ+>_#7Q#=IC6)XU,^C7Y54S.R@!H9- H^;&%QVP=WT/%+'<,BN MCJ&1U.0P/0=ZJ>(_#FA^+]!N_#'B73(KVPOH&ANK6=,^ M /$>N?LN^-+3X(?$?KP?JDWE^! $MTV3:L>FGW#=B/X&/!"3A/;1160S M5+_F&D[1? /NO[+_ +C? PO[+]UZ-6[H)8^P_P NWM_=?;T?3L]-K'N=%%%? M0'H!1110 4444 %%%% !1110 4444 %%%% !1110!XM^V;^Q?X1 .T*V%[: MZ]<>%O'OA:X^V^ 'NE#;>:->#D<@@R0L0 \1.&'(PP!*?_ L:_MH>+_&7C*] M_9' &N=!M_"WQI\-6^>VC.VR\4V8SMU/3V. ZL 2\8Y0AN %98_I2OR9_X M.A(85F^"%PL*B1U\2]T@4;BH.ED GT&3^9]:^ER&C_;6(AE59Z2YN26[@TG) MV[Q=M8W6NJ:=[(<3U_]7<+4SK#KWH\JG#95$Y**OVE&^DK-VJUIJUOUFK\' M# \ ((E_Z 9O_0J_E/HK[' B&/\ U%_^4 \[<^ _P"(R?\ 4#_Y5 \ N9_6 M117\F]?T*>(?^"]>B?$O6KGP^?P/\!?$_P ;-:AD,,VKZ9"=.\/64G_3;4;A M0G'4!5(8 X>OG\]X*Q64NG[&?M%+FN[*"C:V\G)I7OU:VZGU/#'7B)@L]57V] M/V+ARV2DYRGSR>)?&$ MDABM? W@>T;5=6GF_P">7DPY$3^TK)FO-_\ AC+]N']JK_3? VX?VL)/#'A^X MY?X9_!@O8P,A_P"6=SJ,F9YP1@/& 4/.UAFO>OV>_P!D3]FO]E71/[# ^ 7P= MT;PZ'C"7%[;6_F7ER/\ IK![#*\)_ &J.K+^6&D?G-K_P!) MBUVD?3_6--8\3SQ'^*.T& (;4D9RDM*4X:(NL^#W_1*[]F+P!XI7XH_%># M5_BSXX.&F\?$_4#]DRL#D>5+#)^YB53RN$+)P W%?2E%34S?$J#IX=*E%](: M-^LG>3]&[>1I2R+".HJN*;KS6SG9I\ NP24(^JC?NV)'''#&L44:JBJ]J, M = !2T45Y1[04444 %%%% !1110 4444 %%%% !1110 5CV7_([WO\ UY1? MS-;%8]E_R.]_P!>47\S0!L4444 %%%% !1110 4444 %%%% !1110 4444 M%%%% !1110 4444 %8_B7_D+Z/\ ]?I_]!-;%8_B7_D+Z/\ ]?I_]!- &Q11 M10 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% '@W[)7_ 3@_90_M8Z\0>)/B\,_A-H1\<^,/$VK:WXF\>3Z4AU6]FO[V:Z>+SVW/"'GG>6L2,$P M@.W))/O- <)^TS\?O"_[+?P,\0?'[QMI=_>:/X9MXKG4[?2[=IKDP-<[&[1Q M"TKJ'+"-06GA_\ X/ $U/]I3P3X. MU#0 #DOC+4-,\-6NL6QAO)K&W$:IIVSV\LDD\=N5M652I50PDIRIQW< 'B' <&V>H- M^U?2 ,$_ =3U ,/#'T/[6.C1ZBS#]T+MKFS-MN[9PD^,]MU. X.HEU*]_9#^!> M@^&0S:[J'[5OA.'0$B_UANS;:EL*8YSGC(O#UK[+_X*"?L0^#/V_P#]G&X^ M"/BCQ%<>'M7L=7L]? \%>+;"[9KCP[KME)YMI?QHQ DV-N5+!AY_MKG[$GQU :I :#^%'QI ;FUGP2NE_!/4'UOPKX0\"-=SV^L^)#$(H]8NY;M(V M@6W&]X+2-9"DDFY[B0*%(]!?Y?\$R[/4+'_@X9_;\3Q>&JRV7@N73C*/F:Q. MG_(5]5"?9QQZ =J=\ 5U.^_X.P/CI>:.&.FV'[+NEVVM,GW!>/>:5) &Q_%Y M0D(SV!KZA^,O[$WCK1_VWM._X*)?LIZEX?M_'%QX*D\ (>/?"_BF>>VTWQ3I0 MF6>VD-S;QRO:7=O*@VS>3,'B8Q%5 5AJ?L5_L/S_ +_ Q(^*7[3WQ9\56/B3 MXM?&G7;74/&VM:;9M!965I:0"VT_2K-)&9_L]M"-OF.=\SEG8+E40 ^A:*** M /+_ (K?'GXE?# [Q<_ASPO\ LR^*/%-HL"2#5M)GA6%F8!]5FA871:$J538>H!W'/85]>UX7^UA_R6 MSX'_/8]R\ I,U 'KG_ DNK \ 0H7O_?2T?\)+J_\ T*%[_P!]+6Q10!C_M /"2GO\ ]"A>_P#?2T?\)+J__0H7O_?2UL44 8__ DNK\ 0H7O_?2T?\)+ MJ_\ T*%[_P!]+6Q10!C_/"2GO\ ]"A>_P#?2T?\)+J__0H7O_?2UL44 8__ M DNK\ 0H7O_?2U^*[X;T=]=UB'3UIVLVZ5AV0=?\/QK^YIQ=OAKH?V4ZV MU6=,2W7W,]D'3\SS^5?:\,YPLERC'5HOWW[.,?5\^OR5W\C\[XQR%\0Y]EN' MDOWI?\$JOV._^"??[86O>+?"_[>=V;VWTYM-;PSX3G^(< MVAVNKO(;GSS)%#/"]XT?EP;0&.SS6X^>OV"_9^_X)U? \$_?V9HK:]_9__8 \ M Z#<1*K6^LVGA>TFOBJG[9*KSMZ@ESZU^2'1'.PG\4>)[?XA>(O#G[)>B?$ MO1-!.F'Q5I5WI45W=0PS"[,,UHO$ZY\J42"W=6^5.H!Q]7_L]^#?V+O%MG]M M_9\^/WQ9^ .HQR[9;;PKXTN+O14F)(VW%M=!W3+ G9)M48^\17?Q1G.18K.Z ME7$SG0"^_ \?2T?\)+J M_P#T*%[_ -]+6Q17._9C_P#"2ZO_-"A> \ ?2T?\)+J_P#T*%[_ -]+6Q10 M!C_\)+J__0H7O_?2T?\ "2ZO_P!"A>_]]+6Q10!C_P#"2ZO_-"A> \ ?2T? M\)+J_P#T*%[_ -]+6Q10!C_\)+J__0H7O_?2T?\ "2ZO_P!"A>_]]+6Q10!C_P#"2ZO_-"A> \ ?2T?\)+J_P#T*%[_ -]+6Q10!C_\)+J__0H7O_?2T?\ M"2ZO_P!"A>_]]+6Q10!S/B77M3N=!NH)O#%U"K1$&5V7"^YJS9>(]52SB1?" M5XP$2@,&7!XZU;\8_P#(L7O_ %P-7-._YI\' 7%?Y"@#-_X275_^A0O?^^EH M_P"$EU2_ *%"]_[Z6MBB@#0V4ZI$C2R^KM54$LS.H 'J>:^*-=\0:P_P % M9_C@N@Z=HEZ_[/PZUL?VN]N^$\?:W"P(@# X>Q@;!.,B0],[E:+J_VNOBCX M\_;.^,]S_P $Y/V9?$<^GZ9:Q))\<_'NGMQHVG/ ,PJ!^AN[@ JP_A7<"#B M4)]3?"OX7>_@I\.]'^%/PQ\.0:3H.A626NF6%LORQQKW)/+,Q)9F.2S,6)) M)->Y2_X2*"K/^/->ZOY(O[7^*7V>R][=Q/G*W_"]BG07^[4W:;_Y^27V% **_QC_ /"2GO\ ]"A>_P#?2T?\)+J_\ T*%[_P!]+6Q10!C_ /"2GO\ ]"A>_P#?2T?\)+J_\ T*%[_P!]+6Q10!C_ /"2GO\ ]"A>_P#?2T?\)+J__0H7O_?2UL44 8__ DN MK_\ 0H7O_?2T?\)+J_\ T*%[_P!]+6Q10!C_ /"2GO\ ]"A>_P#?2T?\)+J_\ T*%[_P!]+6Q10!C_ /"2GO\ ]"A>_P#?2T?\)+J__0H7O_?2UL44 8__ DNK_\ 0H7O_?2T?\)+J_\ T*%[_P!]+6Q10!C_ /"2GO\ ]"A>_P#?2T?\)+J__0H7O_?2UL44 8__ DNK_\ 0H7O_?2T?\)+J_\ T*%[_P!]+6Q10!C_ /"2GO\ ]"A>_P#?2UF6 MNN:BOBFZNE\-W+.]M&K0!EW* 3R:ZNL>R_Y>]_Z\HOYF@_X275_P#H4+W_M +Z6C_A)=7_Z%"]_[Z6MBB@#'_X275_^A0O?^^EK8HN Q_^$EU?_H4+W_OI:/\ MA)=7_P"A0O?^^EK8HN Q_P#A)=7_ .A0O?\ OI:/^$EU?_H4+W_OI:V** ,? M_A)=7_Z%"]_[Z6C_ (275_\ H4+W_OI:V** ,?\ X275_P#H4+W_ +Z6C_A) M=7_Z%"]_[Z6MBB@#'_X275_^A0O?^^EH_P"$EU2_ *%"]_[Z6MBB@#'_ .$E MU?\ QV%"]_P"N^EH_X275_^A0O?^^EK8HN Q_^$EU?_H4+W_OI:\ A)=7_P"A MOO?^^EK8HN Q_P#A)=7_ .A0O?\ OI:S-U*YND@F\,W4*LV&E=EPON:U** M* "BBB@ HHHH **** /?V_ (A?'#X4_L?^-OB%^S3X4M=>(&EV4$O@[0[MZT$\.HZ@;J%8;9T++E9'(0D,A7=D.A 8?GPJ_X()_M ^,O'4?\ P4 _;;^(MG@/X@_'1_$Q\30?"*YT%8/AW93R0K');&&)"[7I6.'_B9,DI62%&DBN]F]OO M;_@H5\3OC'\(?V.O&GC3]GV]TVR\:-!:;;X MO>);O2KVT@E\.:'?NMO-'=% ["WBDED94CE"*I;(PS @'O?[(GQK\1?';PAXD M\3^,/V=]5^&.K:;XQNM)U+PYKCV[W;RV\-NAN7DMRT4J.,>5(C,'A6)LC.U? M6*^./^"&G[;GQ"_;P_8HN_B9\1]>_M^\-? $/6_"VF^,_L:VY\4Z?93*+74V MC1519)9$638JJ9(W(5<[1]CT %%%% !1110 4444 %%%% !7A?[6']_;/@? M_P!CW+_Z3-7NE%>_M8?\EL^!_P#V/@,D(V+G"(YYKZ)^"'[: M.KCPI;>+_B)X/;)D"^?J&E6]W)!QP,NIDA;_O MEA7CFI_\$=OV8-"OY=>_9S\:?$7X/ZE*WF-&[3XE>&9(ED@\3>#PJWIA(R)'M@=LN1S^Z M.,4QY,1S1A_-!N4/\ MZ&Z_P# 91761YN*P& Q$^;&X:+?Z5V MOFO?C\M/,\W_.%"_P#!6?X,?/\ "3]LWP3\3K&+_5:1\5?![64P0?P:!/) M>5O1GQSUXJ;M:_;8^$/[O\ : <_X)H^+I[6+_6:!\)=9M_$$/M4_P"$:U7XW1^#M:5@MQHWC[3I]&FMV/9WN46('Z2&OH7PQXM*>-M(C\0 M>#/$VGZO83?ZJ^TN]CN(7^CQDJ?SK-^(GPA^%'Q>TO\ L/XK_#+P_P")K/! MM=?T>"\C /HLJL!7SUXG_P"".O[%]QJ\GBGX1:7XJ^%FMR^@?&+PDDVM"?ES< MK^Z?+=^EP_MM4?\ >L/4I^?+SK[Z;G9>;MYV/K>BOEWPA_P6&_8?UC6$*_$ MGQAKOPUUQOO:)\2O#%UI4T?KN=E:%<'UDKZ&\!_$_P"&OQ4T@>(/AC\0M#\1 MV!QB]T+5H;N+GI\\3,/UKDQ.7X[!ZUZ4HKNTTODJF=N$S3+/O!FIZ-^R/^RK!#J/QE^(,3+I._ MYH?#6G9*S:O=<'8D8#>6"/F<(+Q M=+\>#K++7.N:G)A8XD5>?+4LI=_X5P!EF53SW["'[(?B+X%Z9K/QN^/FLQ> M(/C)\0Y5O?'7B#AEM1P8]-M>R6T("J O#%0? NJ@7U\%1I8:C]=Q"NMH1?VY+ MJ_[D>O=VCW:\+,<17QF(_L["2M*UZDUJB+Z+^_+[^/JO)]$^R_9"_92_L> M_!NT^%G@R>:_O)9GOO$OB*^YN];U*7F>\G8DDLS= 2=JA5R<9/J-%%>;7KU< M36E5JN\I.[9Z^&P]#*4(T:,>6,59)=$%%%%9&P4444 %%%97C/QOX1^'F@3> M*/&_B&UTRP@'[RYNI-HSV4#JS'LH!)["HG.%*#G-I);MZ)"E*,5=NR-6N"^+ M? [17@+X3W,7AZ8W&L^(IO T_PSHT7GWD[$<94?ZM>^YL< X!QBN,/Q#^.?[2 M1^R?!NPF\&>$9.)/&.KVW^FWJ=S:0'[H/:1NQR"I&*[WX2>3X=?!JVED\+Z M,)/J5WDZCKNI2^? >WC$Y)DE//)YVC'YYQGFO'^O8O,=,"N6'_/R2T_[P' M\^]7:*[,'EV'PG1;DM9/=O=_P!=EH%%%>-_M8$_MR?!'GC5(? UW=WOB?QM>D+I?@/PE;&]U2Y']+BP? L]A!@RMC&^1SEY7QU= MRS'UH \!TK]B#XO_ +2FI0>-?^"A/Q2&LVB2K/8_"OPC-):Z#9D'*_:&!$EX MZ^K' .0&93BN7_;/_P""1DG[67C;2-3T/X]67@KPQX$-+\#+);V" M9+2NI2[B7<[GG"+\JH=N3]GT4 ?F;_Q#J?]7A_^^%4]#_X-Z_[9M&NO M^&N_+VS/"M_X0#.=IQG_(_Q7Z?5C^!_^01+_P!?LW_H5 'P%\/OV+/C)_P2 M&UO_ (:8\$?$B? XC^#73[+\2O#JEX?-E$?B;X7SNQ> M?M]4T;5[1+G3K^U?*31L,@CN#V(,"""" 016I-# M#QU)M*\1:1-]J\.: M] ,2V5P.1R.3&V &7N.>H%=I8WUEJ=E#J6FWD5Q;7$2RV]Q! ('25&&596'!! M!!'!!J6L,3AJ.+H2HU5>+W_ *Z-;IK5/5$5:<*T"':NF>Q'KFEDX69> MU#_>B?(/'0L!T*D^CUYM\>_@KJ7CDV7Q&^&VH M)I7CCP]F31=1Z+@W$MC<# ((P>2C$$JW<9'4&O.P6)K8>O]2Q3O+[$OYTN_P#?C]I=5[RZ MI^ZZV[BBBBO8.P**** "BBB@ HHHH **** "BBB@ M KY-_P""H?\ P2_X>2?\(-_Q?'_ (0S_A#/]3_YEG^T? MGVO[)_T\P^7L^R M_P"UNW]MO/UE177@<=BLMQ4<3AIU]DNRW/;R;AS)N'_:?4*7)SVYO>E*_+>WQ-VM=[!1117DGN!1110 4444 % M%%% !1110 4444 %%%% %8]E_R.][_P!>47\S6Q6/9?\ ([WO M_7E%_,T ;%%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%% M% !6/XE_Y"^C_P#7Z?\ T$UR7QS_ &HOA-^S_;I%XTU:2? 49H]]OH^GH)+AU MZ;B"Q8+[L1G!QG!KP/5/^"H&AZCK=G,/@]=I7,IUE3(PQCGE8!_X%7@ MX_B?(O*G;YG!B,SP&%GR5*B3!O:KGV#17GP7+_:C^$W[0 M,#Q>#-6D@U*&/? <:/J'".X1>FX $JZ^ZDXR,XR*]%KUL+B\+CJ"K8>:E%[-. MZ.NE6I5X*=-W3ZH****Z#0**** "BBB@ HHHH **** "BBB@ HHHH *"<#-% M% 'YT>/?^#FO_@A- KVE:S\,OB5^T;=7=G>07&F:_H6L?"O7GCFC<-%/;Q/8 MX92"R,C#D$@BO@GXJ_'G_@V!^+E[JFD^(/\ @JY^U+!X*UJ^2YU;X8P^(O%4 MV@7A2**&-)8KG3Y9I%2&*&%- TQ*1Q(BD!5 _9']KK]F2PU+]BKQM\%_@/*K M&\34;Y];N_!,%R+6'Q-OU9-3U+3'D8[4&H+]JMF+$(!=D':@P/F3Q+_P@%M/\'[WX3:I8ZQITJ+Q9^68%LXW'"@>>$Z8 M;'- 'NG_ 1T_:!_8M_:%_87T/5OV O!EOX;^&GAG7-5\.:+H,,3HUJMI>2* MDL@D'F>9<0M#>-YF9';OYV9]Q/U'7R)_P14U_P#: \=_LZM\7OCO\++_P ! MVWCOXF^(/$WP^'\:JA2Y\ AR]NO.M+:1" 8R7:>8+A0%F7:JKM4?7= !11 M10 4444 %%%% !1110 5X7^UA_R6SX'_/8]R_\ I,U>Z5X7^UA_R6SX'\M8]R_^DS4 >Z4444 %%%% !1110 4444 %%%% &/XE_Y"^C_]?I_]!-;%8_B7 M_D+Z/_U^G_T$UL4 %%%% !1110!F^+O!WA/Q_P"'+KPAXY\-6.L:5?1^7>:= MJ5JDT,R^C(X(-?-&H?L8?'+]EJ_F\7?\$^_B6(=):5IKWX1^, [J2XTBXR+G[F>6Y*H0,UZ;_8G[5_P2^;PYK5O\3-!B_Y<-6D%KJT* M#LL_W)B!W?YCT KMOC?^SWV&?VCO"+^"/C3\[#7K Y,/VJ/$ULY&-\,JX>% M_P#:1@>QXXKP/_A6OI;? [$G^D_!+O!<_&GX=6_+>"_$MX$\0:7".UG=XQ&75/!_BBR-GK6E..'!C8B1<'@O$Q49P3 MGBKW_D_CO\ !O\ TCX _%$ZQI4?(\(^-',R*O\ =@N1\\?"']?E]2:R]OFN M"_C0]K'^:&DOG!NS]8ROVB1[3%T/CCSKNM_G'K\G\CVFBO(_#W[7'AFPU6+P ME\<_"NH> -9D.U%UH;K*<]S%=*-C+[G:/L79I^32-Z5>C77N.]OO7JMU\S.\7^!O!/Q M"T=_#WC[P?

I6N:?)_K+'6-/CN86^J2*5/Y5\]>//^"07[!WB[5SXH*_">X\ M":X"3!K7P[UJXT>:#/\ GP@_>?LV_\%*-?U2SB_U6@?%_0(-:$H[! M[Y=LZC_=7FC_ (:-_P""JWP9^3XT_L,^%_B)91<3ZW\ (_&/DN /XELK\>=(3 MZ*17UO177_:TJG^\485/6/*_OARM_.YP_P!APH_[K7J4O)2YU_X#44TEZ6/E M/1/^"Q?[)5AJ<7ASX]Z1X[^$>KRML73_ (E>";JRW/W EC62/'?/@E\;+#^T_@]\7? #7BB)N9] UN"[V#_:$;$J?8X(KHM;T+1/$NF2Z)XC MT:TU"SG7;/:7MNLL4@]&1@01]17S]\4/^"3O[/Q2O\ ^W;K]GC2_#^JH^^# M5_!,Z;\FIK[GR-?^!,.3B+#_#*G67FI4W] MZ]HG_P" Q/HNOQO_.'JW_!5;]O?]FW]O?QY\%@@M\>[%\,Z+_9?]F:9_PB M^EW/D^=I=I/)^\GM7D;,LLC?,QQNP, #[9_X=[_ +57PE_>_LL?\%+/B!80 M1GCRQ_:-UCP[)C M*+^RUO>^*02Q6$X_LNT\EHTF^=6,'E;P>/,W]?EQ7V'!.5997S6?/.%:/(M=<7=/FCJU*-O*Z;W/@?$7.\XPV24^2%3#$]HO>C-6:Y9Z*4)?\ !;$_ (*@:A:O97?[3F^*1<.O_"%Z(,CZBRI\?_!<3_@J-%&L4?[3^%50 M%'_"%:)P!_VY5\GT5^H_V#D?_0+3_P# (_Y'XQ_K-Q)_T&UO_!D__DC[^_X) M?_MA_M&_M9?\%;?ACXL_:'^(G_"47W]EZOI\,EYI%G&EM FEWDX\B.*%4@-QP,\9SQ M7!CX=_'+]I$B\^,VH3>#?"4O,?@W2+G_ $R]3L+NQP0I&:\0$YG" MG5=##QJI5_E6R_QRVBO7WGTBSEJ8F,9^SIKFEV73U?3\^R9J>,OVGFU;7YOA MS^SKX9_X3+Q#&=MU=12;=,TT]-T_1L?W%.3@C(/%'@S]F ZIK\/Q&_:(\3' MQGXBC.ZVMIH]NF::>NV"#HC^#?!'A'X>Z!#X7\$^'K73+" ? MN[:TBVC/=B>K,>[')/WVI M7(C4MC(10>737_C)X\MM-:X&-/TN/ M,U[?OG 2"W3+R$G R!M!(W$#FO$G_:;_:M_;'.?']R0][X\\8 MS_:[XOC_)8ALK;*.0 @W!?E+,!0!Y[_ &I^W;^VW\N@VMY\!?AO1 MB3Q7JL)_N1_=T\,.Y/F*<$%P<5[)^SO^R+\!_P!E[2Y;7X4^#$CU"\R=5\1: MC(;G4M1_";Q/>F+X5>,; M^0L=&N&)/]C7DAZ+U\ESVXZ;A%]=5ROQJ^#'P_:"^&>J_"3XHZ$FH:-J]N8 MYXSP\3#E)8V_@D1L,K#H1WZ5X3^RU\9_B%\|B=^!^PI^U3KKWFJQ0_,PQ\1+@,I.6 SR3_'3X2>*;;Q##(\?O@@B1>+]+AV7U MAG$6O68QON11W? ^1NN0!V4XGQ17)C<'2QU#V<].J:WBUM)/HU_P'I9RWP?^+?A?XT>#(?%_AEWC.XPW]A.,36-POWX9%ZA@?S&".M=3 M7C'Q@^'_ (J^$GC2;]I#X*:8US(ZC_A-?"\/"ZM;KUGC Z7"#)R/O<]26#^G M?#[Q_P"%?BAX0LO"@O4UN]/OHM\4@X93_$C#^%E.01V(KFP&,JRJ/"XK2K% M7\IQ_GC_ .W+[+TV:;RH5IN3I5?C7XKNOU71_*^S1117J'4%%%% !1110 44 M44 %%%% !1110 5C^!_^01+_ -?LW_H5;%8_@?\ Y!$O_7[-_P"A4 ;%%%% M!1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !6/9?\CO>_\M7E%,_UL5CV7_ "_[]_UY1?S-&Q1110 4444 %%%% !1110 4444 %%%% !1 M110 4444 %%%% !7._%KQ_:?"SX::W\0KR(2+LGR3I"QP)9 ,1IGMN MNBKS+]LGP_J'B;]F3Q?IFEHS2IIRW.U>I2&6.9__ !V-JXLRK5L/EU:K2^*, M)->J3:_$QQ,YT\/.4-TFUZV/S>\7^+?$/CSQ->^,/%6I27>H:A<--=7$AY9C MV'H , < <"LVBO#?^&@O^+_\ _'I_Q(O^0;][Y/O?Z_T_UG?^Y7\VY9E& M/SV=:5+5PBYMQJ^W>)ZV[ZGYMAL'B, M%=2DL]0T=>9K6XC/*L.Q)01DS'@@D'@U^IGPD^(%I\5/AIHGQ#LXA&NK:?'/ M)"IR(I,8D3/?:X9<^U?E#7Z9?L:>']0_LQ^$-,U-&65]>Y"OU"3323)_X M[(M?<>&&)Q^Q]>@G^[<>;RYDTE]Z;];>1[?"]2I[>=/[-K_.Z/3J***_9S[0 M**** "BBB@ HHHH **** "BBB@ HHHH **** /(/V^OVKHOV'/V.O'_[5S^ M+OQ2_@O1/MEOX>L9_*>^F:5(8HS)M;RT\R12[[6V(&;:<8/QL_CC_@Y'\:7E MAXYUG_@GY^R3:ZA"@DL$USQ3?7%]IH/(C,T;LH<=S&VTGD5]A?MZ^#_BM\9O MV&_BCX*_9HU#1KKQ=]_@O4+?PY%J>FVVHV.H7 1@;&:&=7ADCGVO;-O!"^:3 MU6OC/P7^Q'_P9,V M 9'R[=6)))H ^L_^"=/B7]MKQ5\(?$6H?\% O"VA:)\1H_'-[% /VMOAI\)? %/A?]M_XP:1 MX\^(B^/;N;4_%&@V\=O:W=N]K:-:A+=%3[-L@,;&,JIRA;Y@P=OH6@ HHHH M**** "BBB@ HHHH *\+_ &L/^2V? _\ ['N7_P!)FKW2O"_VL/\ DMGP/_[' MN7_TF:@#W2BBB@ HHHH **** "BBB@ HHHH Q_$O_(7T?_K]/_H)K8K\\2_\ MA?1_^OT_^@FMB@ HHHH **** "BBB@ HHHH \F_:-_8L^!?[3#P:[XOT2XTK MQ188;1_&OANX-GJU@Z_=9)TY8+V5PRC)P >:\!Q6_;6_8F_T3X_>&[CXQ?# MNWX7QYX5L@FN:9*/XKVR!Q.J@[_ &6-;^'MS)K7[OQ-O?" MLC.7?PJ]#-:>:5.W<>6Y+1$]V4DCL!6)\:O\ @GY\/_&7C"3XS_ 7Q7?_ K^ M(HRP\3^%%"0WK$YVWMIQ%+8Q7+Z9^VM\:/V8M1@\%_\%!_ADMA MI[RK!8_%GP?;R7.B79)POVJ, R6;GW&"2<*JC-<.+R[!XUZ52/O+:2NI+TDK M->E[=S"KAJ-9WDM5LUHUZ-:GH,'[3WB[X93)I?[3GPMNM 3<$7Q1HBM>:5*> MF6*Y>'/96!/TKU;POXN\+^-M(CU_P?XAL]3LI?N75C<+(A/IE3P1W!Y%-\.> M)?"'Q#\,6_B3PIKNGZUH^I0;K:]L;A+BWN8SQE64E6'45YUXH_9'\%_VQ)XP M^#VO:AX"UU^6N_#S[;:8]A+:G]VZ_P"R-N>^:Y.3-\%\#5>'9VC->DE:,OFH M^IZQ17BW_"W/VB/@Q^X^-WPU'B?1X^#X]\&!1E#7 M^]/:'##U9EPH[9KT/X;?&3X9?%W3O[3^']?C*SU)57,L$9K2Q5&I+DVEV>C_P"#ZJZ.FHHHKT3H"OYZ M?^"Y'_*4GXH?]P3_ -,EA7]"U?C?_P %5O\ @E3^WO\ M)?M[^//C3\%O@/_ M &UX9UK^R_[,U/\ X2C2[;SO)TNT@D_=SW22+B6*1?F49VY&003]QP!B\)@L MYJ3Q%2,(NFU>325^:&EW;?0_-_%' X[,,@I4\+2E4DJL7:,7)VY)]JDGIJM? M,_,>BOJV_X(A_\ !4#3[5[V[_9CV11KEV_X331#@?07M/C_ ."?_!4:6-9 M8_V8,JR@J?\ A-=$Y!_[?:_7_P"WLC_Z"J?_ ("_,_!O]6>)/\ H"K?^"Y_ M_(CO^"&__*4GX7_JQO\ ]J,E_7]"U?C?_ ,$J?^'5/[>_[-O[>_@/XT_&GX#_ M -B^&=%_M3^T]3_X2C2[GR?.TN[@C_=P73R-F66-?E4XW9. "1^R%?D"^+P MF-SFG/#UP(SBJ:5XM-7YIZ75]=3]Y\+L#CLOK"K3Q5*5.3JR=I1<7;D@KV:6F MCU\@HHKRSXA_M/:3IGB!_AM\'O#TWC3Q;RKZ?ICC[-8G.-US/]R,]1G.>#M MR#7Y[B\;AL#3YZTK7T2W;?9):M^239^AU:U*A&\W;\WZ+=_(]&\1>)/#_A'1 MI_$/BC6K;3[&V3=/=WY/Z#O7CT_P 9/B[^T', ^C_LWZ.=%\/EBEQX_ MUVT(5QT/V.W;F0_[;<9R"%.#5OP[^S1KGCS68/'G[4?B>/Q+J$?3^98^&[52F MD:IAL+A\'25*C M%1BNB_/S;ZMZOJ=-.E3HPY8*R"JNMZYHGAG2+CQ!XDUBUT^PLXC+=WM[<+%# M @ZL[L0J@>I.*^?_ (J_\%"O"D/B^?X,_LJ>! [WXM^/(_DFT_P .RJ--TPYQ MOO+X_NHE!R" 2 M'=/;JOF $27CK_>< ^JDNIK(?V\?'WQWUNY^'?_!/?X6_\)G<0RF#4/B) MKRR6OAO3'Z$B3 >\GAZ[\76_QD_:]\>W?Q;<1'?;2 MZY$$TC2B>=EG8#]T@!_B8') 8*IKZ"\/>'?#_A+1+;PUX5T.STS3K*(16=A8 M6RPPP(.BHB *H]@*N4 (B)&@CC4*JC"J!@ 4M%%% !1110 4444 %%%% !6/X M'_Y!$O\ U^S? ^A5L5C^!_P#D$2_]?LW_ *%0!L4444 %>;?M2_LR^'?VI_AC M)X#\47$VGZA:3K>^&O$5C\MWHVH1\Q7,+ @@@XR 1N&1D'!'I-% 'S[^QW^T MUXU\1Z[J7[+'[3=O#IOQ8\P@W3)\L'B2PZ1ZG:\ ,&&-Z@#:QZ+DHGT%7C' M[8G[*LO[0&A:;XW^&^OCPW\3/!LYO? WBJ(8,,PY:VFP#OMY1\KJ00,YPPW* MTG['O[547[1? AC4/#OC;0#X;^(GA&X%AXZ\)3G#V=R.!-&"27MY<%D<$C'&6 MP&(!']7A?COP_K7[*_C2Z^-/P\TR6Z\%ZK/YGC;PY:KDV3G@ZA;KVQ_&HXQ[M8*>Z4V:&*XB:">)71U*NCKD,#P00>HKAQ^!CC::L^6<7>,EO%_JGM);-:&%> M@JT59VDM4^S_ ,NZZHJ^'OS.B>*]#M?$OAS4XKRPO8%FM;J!LK(A&01_AU'0 MU1_"3ZX#^[VMU: MWUK'?6-S'-#-&'AFB<,KJ1D,"".0148#'2Q*E2JKEJP^*/Y27>,NC]4]4T M++#UW5O&:M-;K]5Y/I]VY)1117HG0%%%% !1110 4444 %%%% !6/X'_Y!$O_ M %^S? ^A5L5C^!_\ D$2_]?LW_H5 &Q1110 4444 %%%% !1110 4444 %%%% M !1110 4444 %%%% !1110 5CV7_ "_][_UY1?S-;%8]E_R.][_UY1?S- &Q M1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%9OB[QAX7\!Z!<>* M?&6NVVG:?:KNGNKJ3:J^@' #4SG"G!RF[);M[(3DHJ[>AI5Y3\4/ MVBT37YOA'\%O#2>+_%CJ4NK5&_T'35/!>[EZ #O&#D]"5)&2,$9^9*Y?6OVO/V7/V891\ /V;? M!]]\0/&0)"_")^ X/MD[2C@R7MT,I%@_>9F9D\ KQ?K.+S7W<)[E+K4:UE M_P!>T^G]^2M_*I;KB]K5Q>E+W8?S=7_A7ZO3LGN?('_!2#X(>*/V.?AS9:[> M>*=,NY_%+/:6D=@#$UM/MW3;$8EFC13A9!W90P7(S^>]>X_M\?M@?%;]K[XS MOKGQ*L-/TV+P\LFG:7HFDW?VBWLP)#YA$N2)G9@ TJX5@B[1M KPZM

);>WB5(T4*B(N H' MZ"OPV_X)1?M7?\,N?M5Z;_PD&I>1X8\7;-'\0^8^(X=[?N+D]AYJ=844 M44 %%%% !1110 4444 %%%% !1110 4444 ?E5X9_P""9'_!=G7-3\4>(_AQ M_P %CI? AAX8U;Q]XAU#PQX%G^'4&J2:3I\^K7/?^%BZC>ZAXZ-JT*:Y!-#;/!-&A50JK$4AV*-J- R*2$KZ9HHH **** "B MBB@ HHHH **** "O"_VL/^2V? __ +'N7_TF:O=*\+_:P_Y+9\#_ /L>Y?\ MTF:@#W2BBB@ HHHH **** "BBB@ HHHH Q_$O_(7T?\ Z_3_ .@FMBL?Q+_R M%]'_ .OT_P#H)K8H **** "BBB@ HHHH **** "BBB@ J#4]+TS6].GT?6=. M@N[2ZB:*YM;J%9(Y488*LK A@1P0>#4]% 'S!XJ_8'\5_!KQ!=?$_P#X)^?$ MW_A -3N)3/J/@74P]QX:U9^X:#EK5CTWQ?='"A.35[X:?\%"=*TCQ=;_ :_ M;+^']S\)O&DQV6DFK3!]%UTBZ'[ZPU*V61,]F7/*,,\,I# \@B@#>CD25!+$X96 *LIR M"/6O/?B3^S!\)_B1J7_"3-I<^B:^C%X?$7AV+4/!/C^T^74/ 7C"#[)? H^.?)W86X3JO4))7YBJ@USXG"8; M&4_9UX*2\U?YKL_-:F=6E2K1Y9JZ'?:OVLO@CQ>VMM\3] B_Y:VZBTUB%/=> M4GP/3+L?2NK^&7[2OPE^*=X="T?7GT_6HVVS^']A-K>Q/W7RW\1WV%L5WU M:/ M\E1M_=/62_[>Y_D<_L<1_A2NNTM?NENOG_"7Q^GC M;18^GAOQ?+MNXU_NPW@QD]@'PH Z&O*OVJ?VYO%UIX.7X=>&O!FN>#_$UT2N MM? VE&%DM(<#'V>0'YPYR!* ,!3CD@CEQO$N&RO"RJXVG*G**V:NI/M&2O%_- MII:M(QKYE2PM)RK1<6NG?T:T_7NCWCXR_M$_!+X>Z?>>'O%OQ(TZVU#RRK6, M;M-,A]&2(,R?\" JS\,_VDO@7\2VM]%\&?*$O3;J]:-52RE9H)I#CHJ2A6;\ M:_+V21Y9&EEOI \QV MV5A"OF7-V_0+%$/F8YP,]!D9(KY?_9@_:G_:,^+&A1? SPF=,FU^WA>4^+-; MN-QMK)2JY,6,SRJ6 !YSQN!P6KZ$^%7[-?@_X>ZNWCCQ%J\UXH\6SC-UXFUL M^9,#Z0JX:-3+H63WE-:1?5);SDO*T?[W0^BH8Z M>.I*6&CH]V]EY6ZO\/,Y3^POV@/VF/WGBR:[^'?@J7II-K)C6-2C])GZ6ZD= M4'/4$$8->J?#SX9>!/A3X>3PO\/ U;:;9I@LL"_-*W]YW.6=O=B36[17JX M3+:.&J>VFW.J]YRU?HND5Y127>[U.NEAH4Y<[?-+N]_EV7D@HKSC]H;]K'X$ M?LO:+'J?Q=\ <0VEU=#&F:':*9]0U!R_ /X;W"\(P_BS583_ ..Z>"/^VBG^^IKT3H/1OVA?V[/@M\!-#[8J9$"]"2Y!VY(5L5YT/V=/VN?VS3_:7[87CE MOA_X(G.Y/A3X&U#_ $F[C/\ !J-^O+YZ-''\I&#\C"O:/V>OV4/@1^RHG6X0.V,%W;[TCG'+N2Q[DUTE%% !1110 4444 %%%% M!1110 4444 %8_@?_D$2_P#7[-_01+_U^S?\ H5 &Q1110 44 M44 %?//[8/[-?CN]\3Z? ^UQ^RT8K+XI^%+ M0V!D?(\?T-10!YW^S#^TIX$_:F^%MO\ $?P6);6>.5K37=#O!MNM(ODXEM9E M(!#*>A(&Y2#CG%>B5\M?M/?"/Q_^S5\4KC]NS]E_0+Z1XE7XL> [3A/$5@G M)O(5' O(1EL@9<9[EUD^@/A!\7? 'QW^'&E?%?X8:]'J6BZQ;":TN$X*]FC= M>J.K JRGD,"* -S6-'TOQ!I5SH>N:?%=V=W"T5U;3H&25&&"I!Z@BO$/"FKZ MK^R)XRM_ACXRU":X^'FLW13PIKERY8Z-.Q)^Q3L>D9YV.>G?C=M]XK+\:^"_ M#7Q#\+7O@SQ?I4=YIU_"8[B"0=1V(/56!P01R" 17FX_!3KN->@^6M#X7T:Z MQEWB_P '9K5'-B*$JEITW::V?Z/R?X;FH"",@T5XG*?&GB7X$>-;;]G3XOZ MK)=6%UE? ?BBY/%Y$.!9S-T$R< ?WA@=5U[96N!QL,;2;MRRB[2B]XOL_P T M]FK-:,NA75>% [6:T:ZI_UMW6H4445VFP4444 %%%% !1110 5C^!_P#D$2_] M?LW_ *%6Q6/X'_Y!$O\ U^S?^A4 ;%%%% !1110 4444 %%%% !1110 4444 M %%%% !1110 4444 %%%% !6/9? \CO>_]>47\S6Q6/9?\CO>_P#7E%_,T ;% M%%% !1110 4444 %%%% !1110 4444 %%%% !14&IZGINBZ?-J^L:A!:6MM$ M9+BYN90D<2 9+,S8 'A]*_%_]HKPW\--0B\%:!I<_B3Q=>K_ ,2_PSI9W2G(R'F;D0QJRS=N0" 2 M/E[Q=^T;X'U\DQVGC.\^.'Q,@8MI/PO^'T?VC2-!;,,W-QS"'IX=V+E3]Y M2 &%OX1_\$WOCA\1[":[_:Q^+4VAZ3J;>9JG@?P/?,)M2R5_]MRS M'UK@AE]?&S57,+-+54U\"\Y?SRJ5RKHKZG.L/.N^;$?*/1>O=_AV74^?5_9B M_; _:P47G[8?Q?'@CPI,./A?\-;HQM+'_P \[[4.6EXX:./*'JI4UZNW[*/@ M;P#\ ==^'[_-IIGPXDUC2WLXM;T_2?M,L#.NPSOF1))Y0A8*[R94D')Q@^J M45[1VGYF_P#$.I_U>' YC[_[X53U/_@WK_LZ[L[7_AKO?]KF,>[_ (0#&SC. M?^/_)K]/JQ_$O\ R%]'_P"OT_\ H)H _.7_ (AU/^KP_P#S'W_WPK]#/@SX M+\5_8'_&GX5:!X"\;^.O^$FU31M,BL[K7S8&V:^\L;5D:,R28=S MQG Z M:B@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** M* "BBB@ HHHH **** "O"_VL/^2V? __ +'N7_TF:O=*\+_:P_Y+9\#_ /L> MY?\ TF:@#W2BBB@ HHHH **** "BBB@ HHHH Q_$O_(7T?\ Z_3_ .@FMBL? MQ+_R%]'_ .OT_P#H)K8H **** "BBB@ HHHH **** "BBB@ HHHH **** "O M._VA/V5/@5^U#H":\8/ T%]-;^+-(A'_CNH #_MHQ_N**]J_9[_:L^!7[4.@R M:U\'_'$%[/:\:GH]PI@O]/?.")D]N^'3#97=@J2#AC7HM>*?M"_L)?!OX[:]' M\2M*EU#P5X^M/FT[Q[X/G^R7Z.!@>;MPMPO0$."=ORAE!H]KK\Z_P#@H3]O M_P"&I=;^V;O+^QV7V7/_ #S^S1YQ[;]_ZU[-'^TS^U7^QLXTC]M7P*WC/P9" M=L7Q=\#:>2UO'V?4K%?FA]6DC^0< !R:B_:V^&GA/]KGX>:9^T?^S9XCL?%+ M65J8+G^QYQ*;NV!+@ #D2QEFS&0'PQ&,J%/QG'F6XG,L@<:"O*$E*RW:2:=O M2]_D>-GV&JXG+VJ:NTT[??\ YGQE16!\5/&D7PX\&7_B&Y4">%3';0R#!:<\ M*I'L>3[T?"OQI%\1_!EAXAME!GF41W,,8R5G'#*![GD>Q%?@_\ 9V+^H?7> M7]WSM]7]M;W;VOYGT5_P3W^W_/#4NA_8]WE_9+W[7C/^K^S2 M8S_P/97Z*U\N_[/ _$A_9\'ZG\>_C7>6N@SW5AM0ZM.L":;99#,\S.0(V< MA>#@]%&>6(#-:_;H*'[/@_ ()Z_"P>)5BE,%_\3O%$T]@<,8L M@27CK_=0<<'#J:_>. \MQ.6Y HUU:4Y.5GNDTDK^MK,_^[R'#5<-@$JBLY-N MWW?Y7/H#XK_&/6_ SPA/X\^+OCO3O#^DP<-=ZC/?%]R;S4 MIG(P?+9\B!>H 0 [< LV*]HHHH **** "BBB@ HHHH **** "BBB@ HHHH * M*** "L?P/_R")?\ K]F_]"K8K\#_P#((E_Z_9O_ $*@#8HHHH **** "BBB M@ KY"^)OAS7O^";WQ9O?VB?ACI%Q=_!GQ9J"R?$KPI8Q%_\ A'+MR%_M>TC' M2(G EC4<=AC9Y?U[4&IZ9IVM:;<:/K%A#=6EW \-U:W,0.:-@59&4\,I!((M/!!H A\>(]!\8>'[+]Q5X6U>WU#3=1M4N;"^M)0\4\+J&5U8<$$$$&KM?'OA MZ_U3_@F!\5X? /B*\GG^ /C/52OAS5+F1G_X0C4I6+&TE<\BSD8DJY^XNUQGQN^#&B?&?PLFE75W)I^JV$PN=!UNUXGT^Z7E9%(P<9 W+G MD#L0")/QV$K1JK%X7^*E9K93C_*_-;QET?DVE-2]M2^)=/YEV?Z/IZ-G9 MT5YC\!?C/K?B6]O/A)\6K2/3_'.@(!?P+Q'J4'1;R#IN1N,@?=)Z#.!Z=7;@ M\71QM!5:>W5/1IK=-=&GHT;4:L*]-3C_ ,-Y/S04445TFH4444 %%%% !6/X M'_Y!$O\ U^S?^A5L5C^!_P#D$2_]?LW_ *%0!L4444 %%%% !1110 4444 % M%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %8]E_R.] [_P!>47\S6Q6/9?\ ([WO M_7E%_,T ;%%%% !1110 44RYN;:RMI+R\N$BAB00++*X M544#)8D\ =Z^/PVX32-//0=:B M_P"Y1?=2P.,%E- 'T?++%;Q-//*](BEG=VP% ZDGL*^7_CM_P55^!W@'76^& MOP'T>^^OC-Y/)ATCPF=]I%*3@++=@,@YXQ&)#G@3XMXE^&O[5/[<'B67P? M\4_BS%KMLDH&I>%O!$\MEX5T@'^"ZNP?.U*4#^!3M##*LZY ^K_V8OV,O@_^ MS!HT:>$]#MI]7,>+C5FM$C(S]Y8D7B)3SP.3W8\8\F.8SQE5PP2YDM'-_ O) M=9OTLEUDGH%8O!/PE\!Z9 MX?TN'D6FF6JQAVQC>Y',CGN[$L>Y-='17IPAR+N^K[G5%6044458PHHHK *Q M_$O_ "%]'_Z_3_Z":V*Q_$O_ "%]'_Z_3_Z": -BBBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** ,OQMXX\%_#3PCJ/C_ M .(OBW3-!T+2+1[K5=9UF^CMK6S@09:6660A(T ZLQ %<3\+OVPOV:/C-XMC M\ ?#OXO:9>:[<:>U_8Z-*X1'N8%+*#+$&0;URWS#@'_!= M'X'?M*_&G]B.TU?]E3PJGBCQ/\.OB/X?\1IIU M_)B4;VE)A0 _0SXS_M"_!+]GC2+'6_C M5\2]+\/1:I>_8](BOI_W^HW.TMY-M"H,MQ)M#,4C5F"J6(P":TOA=\6/AG\; MO!%G\2?A#X\TKQ)H-_O%IJVC7J3PNR,4=-RDX='5D9#AE92K $5^?G[*Q# MU3]J;_@XT_:-USQ9(;O2OV>OAGHOA#P):3',=A+J]@CN['Y1#PDTDD+Q&0?,8 MD5"<#%3?L:?%74O@S_PO'7P\T?XHV^D*<06.KJMC87TT: M%>Z:=)93_$T2GM0!^CM%%% !7A?[6'_"6SX'_CW+_ .DS5[I7A?[6'_); M/@?_ -CW+_Z3-0![I1110 4444 %%%% !1110 4444 8_B7_)"^C_\ 7Z?_ M $$UL5C^)?\ D+Z/_P!?I_\ 036Q0 4444 %%%% !1110 4444 %%%% !111 M0 4444 %%%% !1110 CHDJ&.1 RL,,K#((]*^U 'Y&_P#!3K]H[XE?%OXK M0?"WXK> /"6B^(_!$LUIXFO_ A-YL&L7Q(S/O*AP%0*HC^!_!WP9TKQIKOB\0VOA*KV.UA\AM?L>J;I]J.)Y1\B,C,&"D, MY2, BOF?6]:U7Q'K-WXAU[4);N^O[J2YO;]=MSS2NQ9W8]R6))/]:-$UK5?# MFLVGB'0=E0M+ZPNH[FRNH&VO#*C!D=3V(8 @^HK+V%'EMRJU[[+?>_K?J3R0 MM:WF?MQX=_8,\=?'36[7XC?\%"/BE_PFMU!*)]/^'NA&2U\-Z6_8&/(>[);ZZM? LVO6L72VU"+"SICL"WSJ#_!(A[UZM6I04444 M %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 5C^!_P#D$2_]?LW_ M *%6Q6/X'_Y!$O\ U^S?^A4 ;%%%% !1110 4444 %%%% &+\1?AYX,^+/@? M5/AO\0] @U31=8M&MM0L;E%=6VNX2%N+"Y7/EW,#_P2(3D'H02I!5B" =O17S9 M"0R1^T#\1?!_CZ?\ 8D_:PU$-X]T2U,QA&Q+ ("L/C'2ESLN8R>MPBJ1*F2WRL MW)5R/L@=#SWX]?!*3XFV5GXI\:H-'\8Z YG\.ZT@QM;O!+_ 'HGZ$'.,YP0 M2K/^ _QMC^*VE7>B^()+.D>+-"D%OXDT*4X:"7M(F? O1/U5N>N,G@GOZ\N^/ M/P<\0ZMJMI\:?@Y/'9>-]#C(B#<1:O;=6LY^0""/ND]#W'#+XV,H5L'7>-PT M;W^,"^TE]I? WXK;^9>Z_LM<=6G.C4=:DK_S+OYK^\OQ6G8]1HKD/@K\9/#WQ MI\(CQ!I4$EG?6LIMM:T>YXGT^Z7AXG!P>H.#@9'H<@=?7IX?$4<51C5I2O&2 MNF=-.I"K!3@[IA1116Q84444 %8_@?\ Y!$O_7[-_P"A5L5C^!_^01+_ -?L MW_H5 &Q1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 M5CV7_([WO_7E%_,UL5CV7_([WO\ UY1?S- &Q1110 4444 %%%% !14&IZII MFB:=/J^LZC!:6EM$9+FZNIECCB0#)9F8@* .I/%?-WB[_@HM8>.?$-S\-?V(M?A7J/Q;\0P/Y5UJM@WV;0--;UGOW 1\?>"QY#@$!P: /I.^OK+3+*74=2O(K M>W@C,D\\\@1(T R69CP !R2:^ M7<7&B.(=$TYCP&N-0?\ =X[C9N#8(W@UG6/["/Q7_:'O8O%'_!0+XX3^);<2 M"6'X:^#I)=/\VI!R%D((FO"#T9RI'(RPKN]5^*G@GX2B+]GG]E'X8Z=J.MV MB;$T71+9+?3M('0R7+Q@*F#U4'<3P2*1GEQ>-PV!I\]:5KZ);MOLDM6_)&56 MM3H1YIO_ #? DEU9Y#\0_V<_&/C71!\2O^"GG[1_GZ-Y@>U^%G@::6RTAGZK" MY4BXOW^!!4Y^)/BMX:MO"UGX*B^%GPJAYL_!VBVZVM]JR?WKDH M!Y2MU*\LW.<\/7=? #3]F[[#XD3X]&WQ#_PEGC$C,-S.F+/3!U\NUA/"@'^, MC<<9 4DY]4KS?JN+S77%KDI?\^T]7_U\:_\ 2(NW\SELN;V5;%:UO=C_ "]7 M_B? Z+3NWL9WA/PCX8\'Z:/^%_!^AVVG:?IM@M;6,*J^I]R>)R2>22:T:** M]J$(4X*,59+9+9':DHJRV"BBBJ&%%%% !1110 5C^)?^OOH__7Z?_036Q6X ME_Y"^C_]?I_]!- &Q1110 4444 %%%% !1110 4444 %%%% !1110 4444 % M%%% !1110 4444 %%%% 'Q5_P7=\=?$GP/\ LC>$4T#4]0TSP!K?QI\+Z1\> M=>TN5XI=*\"3W975)C+'AX8FQ#+#+(&(II,\$UXK^WM^Q9*_@_I_P4*_97_; M3_X)UQZ;X7^)OBOXF:7X:\7>&?!0CBL?%G@9H6;4;R>V@^0Q6MK"G^D!=@#P MY)=+?'Z=W=I:7]K+87]M'/!/&T""#@@UROPT_9_^ _P8NKNM]^#WP3\(^$YM0&+^;PUX;M;!KD9+?O#!&I?DD\YY- 'PK\#?A!+^Q9_P<(_&_M?6?'4B:=X5_:D^'FDZSX'UFZ<);W&MZ.B6][I0=L W/EO)=A.\3$C.T@+^P% M\-+K]H/_ (+>?M.? \%*/#;+<^ -/\+Z7\+O WB"$[K?79[=+2;5I+=QQ)%!= MVJP>8I*,^\ DHP'WW\0_AC\-OB[X:D\&?%?X>Z'XGT>619)=)\0Z3#>VSNOW M6,4RLA(!"%:6AZ%HGAC1K7P[X:T:TT[3[&!8;*PL;=88;>)1A41$ 5% X M % %JBBB@#R_XK?LE?#7XQ>+G\:>*-?\46]V\"0F/2?$E:?_"#Z1_S\WO\ X%M1XE_Y"^C_ /7Z?_036Q0!C_\ "#Z1_P _-[_X_M%M1_P@^D?\_-[_X%M6Q10!C_ /"#Z1_S\WO\ X%M6Q10!C_ /"#Z1_S\WO_ (%M1_P@^D?\_-[_P"!;4?\(/I'_/S>_^!;5L44 8_B_ @^D?\ /S>_^!;5L44 8_P#P@^D?\_-[_P"!;5\$?\%9OV4/ MVW/VH/'VB>"?@5\';O4_!7A^U^T?;9_%.GPB]U"489_+GN4<"-,(I9OZ;KQC_R+%[_ -<#5S3O^0?!_P!<5_D* /SV M_P"'3/[*[G[+_C[6_!/QU^#MWIG@KQ!_:/ML'BG3YA9:A$,*_EP7+N1(F M48JI.5CS@ FOO?\ X0?2/^?F]\ MJV** ,?_A:]_(_Y^;W_ ,"VH_X0?2/^?F]\ MJV** ,?_A:]_(_Y^;W_ ,"VH_X0?2/^? M?F]_\"VK8HH Q_\ A:](_P"?F]_\"VH_X0?2/^?F]_\ MJV** ,?_A:]_(_Y^;W_ ,"VH_X0?2/^?F]_\"VK8HH Q_\ A:](_P"?F]_\"VH_X0?2/^?F]_\ MJV** ,?_A:]_(_Y^;W_ ,"VH_X0?2/^?F]_\"VK8HH MQ_\ A:](_P"?F]_\"VH_X0?2/^?F]_\ MJV** ,?_A:]_(_Y^;W_ ,"VH_X0 M?2/^?

F]_\"VK8HH Q_\ A!](_P"?F]_\"VK,*^%=.U#3I)II[D$7,B@)<,H MP&KJZQ_ _P#R")?^OV;_ -"H /\ A!](_P"?F]_\"VH_X0?2/^?F]_\ MJV M** ,?_A!](_Y^;W_ ,"VH_X0?2/^?F]_\"VK8HH Q_\
A!](_P"?F]_\"VH_ MX0?2/^?F]_\ MJV** ,?_A!](_Y^;W_ ,"VH_X0?2/^?F]_\"VK8HH Q_\ MA!](_P"?F]_\"VH_X0?2/^?F]_\ MJV** /&/VJ/V,_"/[1_@2*PM-?O=$\ M5Z'/]N\&>*K>=C/I-
\N"K@]3&Q50Z]P 1AE4CFOV./C?%]7.%CU"+DR:;== \$H+ ;ONEB> SY /7?^$'TC_GYO?_ +: MC_A!](_Y^;W_ ,"VK@OV2?VI?#W[4/P_FU7^R9=#\4Z%='3_ !KX2O)- 6X8#
M6[1>H!'(G42<8Y/RMW'PPU7X>?%WP9:>.?!FL7DUI=+AD>[8202#[T4BY M^5U/!'T(R"">YKQ#XG>O7[.OC6Z_:"^%.ERW>A7S[_ ![X7M1]]>]_ O02
M+R7'\0R3U8CPJ\)Y16EBJ2O1D[U(K[+ZU(K_ -+2W^):WYN&I%X2;JQ^!_$N MW]Y?JOGO>_J__"#Z1_S\WO\ X%M1_P (/I'_ #\WO_@6U3^$?%OAWQWX;L_%
MWA/58KW3K^$2VMS$>&4_J"#D$'D$$'D5HU[<)PJ04X.Z>J:ZH[8M22:V,?\ MX0?2/^?F]_\ MJ/^$'TC_GYO?\ P+:MBBJ&8_\ P@^D?_-[_X%M69X5*Z M=J&G2333W((N9%
2X91@-75UC^!_^01+_P!?LW_H5 !_P@^D?_-[_X%M1_P M@^D?_-[_P"!;5L44 8__"#Z1_S\WO\ X%M1_P (/I'_ #\WO_@6U;%% &/_ M ,(/I'_/S>_^!;4?\(/I'_/S>_\ @6U;%% &/_P@^D?_-[_
.!;4?\ "#Z1 M_P _-[_X%M6Q10!C_P#"#Z1_S\WO_@6U'_"#Z1_S\WO_ (%M6Q10!C_\(/I' M_/S>_P#@6U'_ @^D?\ /S>_^!;5L44 8_\ P@^D?_-[_X%M1_P@^D?_-[M_P"!;5L44
8__"#Z1_S\WO\ X%M1_P (/I'_ #\WO_@6U;%% &/_ ,(/I'_/ MS>_^!;4?\(/I'_/S>_\ @6U;%% &/_P@^D?_-[_ .!;4?\ "#Z1_P _-[_X
M%M6Q10!C_P#"#Z1_S\WO_@6U9EKX5TZ3Q3=6#3W.R.VC92+AMV23U-=76/9? M\CO>_P#7E%_,T '_ @^D?\ /S>_^!;4?\(/I'_/S>_^!;5L44 8_P#P@^D? M_-[_P"!;4?\
(/I'_/S>_P#@6U7/$/B+P_X2T6Y\2>*M=L],TZSB,EW?ZADW&O>(O$#V%C:1&2ZO;W4_*BA0=6=V M("@>I.*^;?$W[;.F_$O7;GX=_L)_"S7/BIK,$AAN_$2WCV?AW37]9;R3 E(^
M]LC^^/NOFM/1?^"??BOXTZK;^-_V_?C3>?$&[BE$UKX(T=GL/#=@XY $"%7N M2O:23:2.&5J^DO#/A;PSX*T*V\+^#O#UCI6FV(_%U\,:=X8TKYIF)&0\KK[^2U]-SF[6#XF?
M/W(3X?2ZMX.\!,<2 M^(+N1AJ.KIW^S1G_ %,9_P">AY.01GYDKU3P!\ ?AM\,="7P]X*TR>S@SNE9 M+EM\[]WD;J[>Y^@P.*[-55%"(H P !P!2UIA,MA0J>WK2]I5?VGT7:*VC'R
M6K^TV]2J.&4)<\WS3[O\DNB_IMF/_P (/I'_ #\WO_@6U'_"#Z1_S\WO_@6U M;%%>D=)C_P#"#Z1_S\WO_@6U'_"#Z1_S\WO_ (%M6Q10!C_\(/I'_/S>_P#@ M6U'_ @^D?\ /S>_^!;5L44
8_\ P@^D?_-[_X%M1_P@^D?_-[_P"!;5L4 M4 8__"#Z1_S\WO\ X%M1_P (/I'_ #\WO_@6U;%% &/_ ,(/I'_/S>_^!;5F M:YX5TZUU'388Y[DB>Y*N6N&) V]O2NKK'\2_\A?1_P#K]/\ Z": #_A!]
(_Y M^;W_ ,"VH_X0?2/^?F]_\"VK8HH Q_\ A!](_P"?F]_\"VH_X0?2/^?F]_\ M MJV** ,?_A!](_Y^;W_ ,"VH_X0?2/^?F]_\"VK8HH Q_\ A!](_P"?F]_\ M"VH_X0?2/^?F]_\ MJV** ,?_A!](_Y^;W_
,"VH_X0?2/^?F]_\"VK8HH MR[/PEIMC=)=PW%T6C;*A[EB/Q%:E%% !1110 4444 %%%% !1110 4444 %% M%% !1110 4444 %%%% !7A?[6'_);/@?_P!CW+_Z3-7NE>%_M8?
\EL^!_P#V M/_P#7 UO?L]?'_P"'7[3/PKT[XM_#+4S-87RE M+BVF 6>QN%QYEM,G\$B$X(Z$88$JP)[:OD[]H'X?>,OV(_BQJ'[:WP T"?4/ M"&L2!_C)X$L%_P!;&#SK%JG03QY+2 8##(-
@0L= N7('VJ%1_RQ8X#.G&/X17N6F:EI^ MLZ=!J^DWL5S:W4*RV]Q X9)4895E(X((.!_R(ZM_P#F&D__ 6W_P"XV_\ P!_W7[O!_N,_^G;_ /)7 M_P#(O\'Y;>]44B.DB"2-
PRL,JRG(([:6O?.*Q_ _P#R")?^OV;_ -"K8K'\ M#_\ ((E_Z_9O_0J -BBBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M**** "BBB@ K\R(_^"J4$?\ P5>DNU\0C_A6DF/!S-YO[C D
_M'T_X^?X_^ M>%?3G_!5W]K2+]EO]EK4K?P_JZP>*_%ROI/AY$DQ+"'7$]T!U CC)PPZ2/'Z MU^&U ']*GBCQ7X7\$:#<^*?&?B.QTG3+./S+O4-2NT@@A7U9W(51]37S=K'_ M 4"\8?
&W5)_!7[/P4N_'UQ%*8;GQSK:O8>&[!QP29G"O=%3U2/:2.5+5X; M_P $S_A9\-_^"@'PVB^*_P"U5\2?$/Q%UWP??+IR^#M>O@NE:8B1C[/.+:/ MG:2,8:23.]D<,&*[C^A6CZ-I'A[2X-
#T#2K:QLK6(1VMG9P+%%"@Z*J* %] M ,4 ?-7A[_@GGJOQ8UJV\?\ [>GQCO\ XFZG!()K3PI;;K+PYIS]A':I@SD= M-\F-P^\IKZ2T#P_H/A31K?P[X7T2STW3[.(1VEC86RPPPH.BHB
*H]@*N5QO MQ>^.G@/X,:=%-XFNY;C4;P[-*T/3X_-O+Z0G 6.,H6Q\L8X9+*-L&5^V\\#VRK4FG?![MXF_M$7\7BK]I.0Z7X?202Z;\/=/N3L.#E7O9%P9&[[!P/]GYE/M&FZ9IVC:?
M#I6D6$-K:V\8CM[:WB"1QH. JJ. !Z"O)_V[-N]*C]U2?ZPB_P#P-_W.O)^_ MQ?>$/ND__D5^/H?!WQ M7?M'\,O%M_*6_P"$>NG);^Q[N0(R*/#&@>-/#UYX5\4 M:7%>Z??
P&*ZMIERKJ?Y'N".00".15^BIE&,XN,E=/=":4E9GAOPZ\3Z]^S/X MUM/@/\3=4EN_"^I2^7X$\3730?SR"17G'P:^(_BSX;^,4_9O^.&HF?4%C M+>$?
$LO":W:KT1B>EP@P""665PJHH&223P !WKY>_X:^_:V_:&_T7]CS]E*YTO29N(O'OQ9=M.L]IZ2 M16<9,\ZGJ'!QQRO:I+;_ ()U^(/C#'?ASI[:DP M.
<9DG3]RB@_>.\E<'*US_P#9W_!33]I;G5-4\._ 7PS/_P N]CMUKQ#)&>S2 M'%O#D=UPZ$]#BOH3X;_"?X9?!\WP\GA3X5> =(\/:W MJS9)[FJ_QL\
(^)O'WPE\0^"?!_CY?"VH:MI4MK!XB:R^T'3PZ[7E6/S(\L$+ M;3O&UL-SC!-@/P6_;0U?P?J?[1OB*Q\">./$'BC3=+NC8)XF\3ZNU[>:M+$2 MLMRTAP-C2;]@4
>6$/)))\LKZ$\7_L/>'M'\37NE>%?C5)JVGV]PT=KJ4GAO M[.;E1QO$?VA]H)SC)SC!."<#-_X8P_ZJ3_Y1_P#[=7R<^.>%H3<7B-5VC-_B MHV?JCR99YE46TZGX2_R.G_X)1?M7?\,N?
M5Z;_PD&I>1X8\7;-'\0^8^(X=[M?N+D]AYJ>*;G/]EZ3G_;'^OD]%7(_WL,!O_"']G7PW\-=1F\;>(=4N/$OB M^]'_ !,/$VJC=*1#'V"KVX)([+PCX/\ "_@+0+?PMX-T*VT[3[5= ML-
K:Q[5'J3W)/4L?O=K+0WIX9N M:J5GS26W9>B_5Z^FP4445ZQUA1110 4444 %%%% !1110 4444 %%%% !111 M0 5C^)?^0OH_7Z?_036Q6/XE_Y"^C_]?I_]!- &Q1110 4444 %%%%
!111 M0 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% M!7A?[6'_ "6SX'_]CW+_ .DS5[I7A?[6'_);/@?_ -CW+_Z3-0![I1110 44 M44 %%%% !1110 4444
8_B7_)"^C_\ 7Z?_ $$UL5C^)?\ D+Z/_P!?I_\ M036Q0 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 9 MOC'_)%B]_ZX&KFG?\@^#_KBO\A5/QC_ ,BQ>_\ 7
UHZ+K%L8KJ!^&4]5D1NJ2(P#* MPY! -=-10!\M_LO_ !@^('[./Q1@_83_ &H]>DO;@Q,WPJ\=W?">)-/3@6DK M'@7D(PI!.6 '4[&E^I*\Z_:@_9I\"_M3_"Z?X=^,7FL[F&9;O0-
>LCMNM'OX M^8KJ%@00RGJ 1N4D9&*!\K9.!\R(?0M>9?M<:3\-;OX)ZGK7Q*NI;2/2E%UI>H MV?%U:W@.(6A.1\Y<@8R 03D@#(]-KY2_X*H^(-0M?!_A'PO"["UO=1NKF<#H
M7A2-4S^$SUX/$^+A@<@Q%:<5)*-K/:[:BK^C:9P9I6C0P%2;5]-O70^;_B3^ MU5\>/BI:0:=XI^(%XMI!;I$;2P?[/',0H!>0)CS&8C)W9). !Q7'>'_ !EX
MN\)Z@-5\+>*-0TZY5MPN+&\>)_52#6;17\WUL=C<36]M5J2E/NVV_O/S>=> MM4GSSDV^]S[?_8H_;8U;XFZM%%\)/BWU[)ZJV[WT/LLDS M5U<.X5VVX[.S;:^1[!17C_\
PT+\C_AU]>H=%+_P E_\ (GL% M%>/_ /"P?VS;K_4?L]^'+7_KY\6*_P#Z M']N?MSW7$'@;X]UJ=W)C_O M@?A1_;-%#2JO_N'-?FD'UR'2$O_ %_JCV"BO'_ +-^WG=_ZW4OA3: _P#/
M"'49&'_?7&:/^$2_;;N_^/CXN^"K3/7/[I/C:C^U9OX<-5?2_;L5^/_P#"K?P\$ X^/VI],M,]?LO@>WDQ]-[=J/^%^R=L@/^V%>-/4'U\"$@ X^%S*9^ XL*1.&_P+T\1LFI
27_N2_X!]9K/:C+[X?_)'L%%?(M?QU^*OPS^ %T=#^*7_!0CQ/<:ZS[(?#/ANWBN-2ED/"H+>W5F0GH-^T$]Z\^ MTWP7_P %$_VB[R.7X.:A\0OAUX<=P1XC^*?
BQHKV:/UCTVU4/&V.?WC%3ZBF ML;F4G985KUG#]&QJOB6_X3^;7Z-GWAXA\1^'O".CS^(O%>O66F:?:ION;[4+ MI(885]6=R%4>Y-?/'B?_ (*9_#'7=O6S M"-
E1HJ3ZWGRKY>ZV_N1I4GB%\$$_5V_1_D<*_P (/^"B'[1J&X^.7QUTSX/^ M&YN9/#/PV GU5HS_ RZE+Q"X_O0Y4^E=I\%_P!C;]C/]G'4/^$D\-^&=)N?
M$)D,EQXJ\4:BM]J4DO>3SIR3&Q[^6$'M6E'^PA^RWN$EW\.);EQT>XUV]8_^ MCL5>M?V+?V7K/'D_""P.,?ZVXGD_]"D-<_M<^?\ RYIK_N))_P#N)&7/CW]B
M/_@3_P#D#L+KXM_"JQS]M^)OAZ'&<^;K4"XQUZO6=?=\2U$J+ZR2+XCPG]]Y@C_[J4"(3V96=A%T9U):[/F?5$ M2^8\-2\/Z/$[RRC4>(E[ZL9(JO!N7"-1?JO%=:&
M/_@3_P#D#L+KXM_"JQS]M^)OAZ'&<^;K4"XQUZO6==?M$?8NM&S//%&Y0(Y;$!HM]1X5'=:Y>&%Q+/D&N$6Z$_Q7_,A4_HMB=O:AW4*$KW?QPSN<8$H5VX97B;N2)/J=Y!UT_N)^1HU7YLD:;I/*%X!YR&ZJB.+'G(I'1S^AG
M/_@3_P#D#L+KXM_"JQS]M^)OAZ'&<^;K4"XQUZO6==?M$?8NM&S//%&Y0(Y;$!HM]1X5'=:Y>&%Q+/D&N$6Z$_Q7_,A4_HMB=O:AW4*$KW?QPSN<8$H5VX97B;N2)/J=Y!UT_N)^1HU7YLD:;I/*%X!YR&ZJB.+'G(I'1S^AG

[=VCPOI=M.]XDGG6JS;[EXE0B1[:!781[XY?@_QA^U9_P %/M6_ MX. ?AE\0_%'_ 2:M-(\?0_L_7^G6GPY'Q^TJX6XT=]4=I=5_M!;81(8W+)] MF*;WVY# &@#ZUU'XNZC_ ,%
_P#@M!X]_8;\1:[JD?PC_9[^'EA?^)_#NE:K M/:1^)?$^I^5+!]MD@=&GM;>U=MML3L,X+N&V*%U_^"??[0WC#X6_\%+_ -H# M_@E!XR\5ZGKFA>"M+TSQO\
(K[6]1EO+VST*^C@@%WIDD\S-)+#:W>_P#!?;]I_P"#_\ HX+P)_X2[T?*^_P""A_\ T<%X$_\ "7>@#WJBO!?\ A7W_ 4/_P"C@O G_A+O1_PK[_@H?_T<%X$_\)=Z />J*\%_X5]_P4/_ .C@O G_ (2[T?\ "OO^"A__ $<%X$_\)=Z
MU".+=T+"*VER.W?% 'Z7T444 %>%_M8?\EL^!_\ V/K^ M+GO/@_\ %?POI&BF! EEJVA/<3"0#YV+@C@GH*\[\7_LY?MG>/-?T'Q+XJ^- MG@JXN_#-\][HKQ>'IH_)N#&4#$!L..>A!%
'TI17@O\ PK[_ (*'_P#1P7@3 M_P)=Z/^%??\%#_^C@O G_A+O0![U17@O_"OO^"A_P#T<%X$_P#"7>C_ (5] M_P %#_\ HX+P)_X2[T >]45X+_PK[_@H?_T<%X$_\)=Z/^%??
\%#_P#HX+P) M_P"$N] 'O5%>"_\ "OO^"A__ $<%X$_\)=Z/^%??\%#_ /HX+P)_X2[T >]4 M5X+_ ,*^_P""A_\ T<%X$_\ "7>C_A7W_!0__HX+P)_X2[T >Q>)?^0OH_\ MU^G_ -!-
;%?)/Q;O_P!O/P%XW\"^&M6^-WA"XG\3:\]E8RVWAO"02"(OND## M)7 Q@@#WJBO!?\ A7W_ 4/_P"C@O G_A+O M1_PK[_@H?_T<%X$_\)=Z />J*\%_X5]_P4/_ .C@O G_ (2[T?\
"OO^"A__ M $<%X$_\)=Z />J*\%_X5]_P4/\ ^C@O G_A+O1_PK[_ (*'_P#1P7@3_P)M=Z />J*\%_X5]_P4/_Z."\"?^$N]'_"OO^"A_P#T<%X$_P#"7>@#WJBO!?\ MA7W_ 4/_P"C@O
G_A+O1_PK[_@H?_T<%X$_\)=Z />J*\%_X5]_P4/_ .C@ MO G_ (2[T?\ "OO^"A__ $<%X$_\)=Z />J*\%_X5]_P4/\ ^C@O G_A+O1_ MPK[_ (*'_P#1P7@3_P)=Z />J*\%_X5]_P4/_Z."\"?
^$N]'_"OO^"A_P#T M<%X$_P#"7>@#WJBO!?\ A7W_ 4/_P"C@O G_A+O1_PK[_@H?_T<%X$_\)=Z M />J*\%_X5]_P4/_ .C@O G_ (2[T?\ "OO^"A__ $<%X$_\)=Z /:/&/_(L M7O\ UP-
7-._Y!\'_ %Q7^0KY>^.\7[?7PP^$&O\ C_7/CGX-NK32K!IY[>T\ M-%99%! PI88!Y[UO>%O"7_!0C7/#&FZU:_'WP/"%>6$,\:2>&&+*KH& ..,X M- 'T317@O_"OO^"A_P#T<%X$_P#"7>C_
(5]_P %#_\ HX+P)_X2[T >]45X M+_PK[_@H?_T<%X$_\)=Z/^%??\%#_P#HX+P)_P"$N] 'O5%>"_\ "OO^"A__ M $<%X$_\)=Z/^%??\%#_ /HX+P)_X2[T >]45X+_ ,*^_P""A_\ T<%X$_\
M"7>C_A7W_!0__HX+P)_X2[T >]45X+_PK[_@H?\ ]'!>!/\ PEWH_P"%??\ M!0__ *."\"?^$N] 'O5%>"_*^_X*'_]'!>!/_"7>C_A7W_!0_\ Z."\"?\ MA+O0![U17@O_ K[_@H?
_P!'!>!/_"7>C_A7W_!0_P#Z."\"?^$N] 'O5%>" M_P#"OO\ @H?_ -'!>!/_ EWH_X5]_P4/_Z."\"?^$N] 'O5%>"_*^_X*'_ M /1P7@3_ ,)=Z/\ A7W_ 4/_P"C@O G_A+O0!
[U17@O_"OO^"A__1P7@3_P MEWH_X5]_P4/_ .C@O G_ (2[T >]5C^!_P#D$2_]?LW_ *%7CO\ PK[_ (*' M_P#1P7@3_P)=ZX/]GB__;S^+7@B[\2*KVR>*]\-[G,D,I1F!
M48VD\@=: /K:BO!?^%??\%#_ /HX+P)_X2[T?*^_P""A_\ T<%X$_\ "7>@ M#WJBO!?^%??\%#_^C@O G_A+O1_PK[_@H?\ ]'!>!/\ PEWH]ZHKP7_ (5] M_P %#_\ HX+P)_X2[T?
^_X'_]'!>!/_"7>@#WJBO!?^%??\%#_P#HX+P) M_P"$N]'_ K[_@H?_P!'!>!/_"7>@#WJBO!?^%??\%#_^C@O
G_A+O1_PK[_@H?\ ]'!> M!/\ PEWH]ZHKP7_ (5]_P %#_\ HX+P)_X2[T?*^_X*'_]'!>!/_"7>@#W MJBO!?^%??\%#_P#HX+P)_P"$N]'_ K[_@H?_P!'!>!/_"7>@#WJBO!?^%?? M\%#_
/HX+P)_X2[T?*^_P""A_\ T<%X$_\ "7>@#WJBO!?^%??\%#_^C@O MG_A+O1_PK[_@H?\ ]'!>!/\ PEWH]ZK'\#_ /((E_Z_9O\ T*O'?^%??\%# M_P#HX+P)_P"$N]<'^SQ?
_MY_%KP1=^)?#_QN\(6<%OKU[9/%>^&]SF2&4HS MJ,;2>0.M 'UM17@O_"OO^"A__1P7@3_PEWH_X5]_P4/_ .C@O G_ (2[T >] M45X+_P *^_X*'_\ 1P7@3_PEWH_X5]_P4/\ ^C@O
G_A+O0![U17@O\ PK[_ M (*'_P#1P7@3_P)=Z/^%??\%#_^C@O G_A+O0![U17@O_"OO^"A_P#T<%X$ M_P#"7>C_ (5]_P %#_\ HX+P)_X2[T >]45X+_PK[_@H?_T<%X$_\)=Z/^%?
M?\%#_P#HX+P)_P"$N] 'O5%>"_\ "OO^"A__ $<%X$_\)=Z/^%??\%#_ /HX M+P)_X2[T >]45X+_ ,*^_P""A_\ T<%X$_\ "7>C_A7W_!0__HX+P)_X2[T M>]45X+_PK[_@H?\ ]'!>!/\
PEWH_P"%??\ !0__ *."\"?^$N] 'O5%>"_\ M*^_X*'_]'!>!/_"7>C_A7W_!0_\ Z."\"?\ A+O0![U17@O_ K[_@H?_P!' M!>!/_"7>C_A7W_!0_P#Z."\"?^$N] 'O58]E_P CO>_]>47\S7CO_"OO^"A_
M_1P7@3_PEWK@_#]_^WGJO[0WB'X36_QN\()J&DZ#:7MQ=OX;S#)'*Q"JH W! MACDGB@#ZVHKP7_A7W_!0_P#Z."\"?^$N]'_"OO\ @H?_ -'!>!/_ EWH]Z
MHKP7_A7W_!0__HX+P)_X2[T?*^_X*'_ /1P7@3_ ,)=Z />J*\%_X5]_P4/\ M!0__ *."\"?^$N]'_"OO^"A__1P7@3_PEWH]ZHKP7_A7W_!0_\ Z."\"?\ MA+O1_P *^_X*'_\ 1P7@3_PEWH
]ZHKP7_A7W_!0_P#Z."\"?^$N]'_"OO\ M@H?_ -'!>!/_ EWH]ZHKP7_A7W_!0__HX+P)_X2[T?*^_X*'_ /1P7@3_ M ,)=Z/^%??\%#_P#HX+P)_P"$N]'_"OO^"A__1P7@3_PEWH]ZHK
MP7_A7W_!0_\ Z."\"?\ A+O1_P *^_X*'_\ 1P7@3_PEWH]ZHKP7_A7W_!0 M_P#Z."\"?^$N]'_"OO\ @H?_ -'!>!/_ EWH]ZHKP7_A7W_!0__HX+P)_X M2[T?*^_X*'_ /1P7@3_ ,)=Z
/>JQ_$O_ (7T?\ Z_3_ .@FO'?^%??\%#_^ MC@O G_A+O7!_%N__&_ 7C?P+X:U;XW>$+B_%:\Z_$B/?P((B^Z0,,E M<#&!S0!];45X+_PK[_@H?_T<%X$_\)=Z/^%??
\%#_P#HX+P)_P"$N] 'O5%> M"_\ "OO^"A__ $<%X$_\)=Z/^%??\%#_ /HX+P)_X2[T >]45X+_ ,*^_P"" MA_\ T<%X$_\ "7>C_A7W_!0__HX+P)_X2[T >]45X+_PK[_@H?\ ]'!>!/\
MPEWH_P"%??\ !0__ *."\"?^$N] 'O5%>"_*^_X*'_]'!>!/_"7>C_A7W_! M0_\ Z."\"?\ A+O0![U17C?@3P5^V]I_C#3[WX@_&OP?J&BQW .I65CX>:*: M:+NJ.?NGWKV2@ HHHH ****
"BBB@ HHHH **** "BBB@ KRG7/V-/@GXA_; M)T/]N[4K'43X_P##W@>?PGIUPFH,+5=-FN&G=6AQAGWLK44 >4?'G M]CWX9?'?X@>&OC0^MZ]X2\?^#[>YM?#GCSP?
=Q0:C;6EP!]HLW$\4T%S;R%4 M8PSQ2(KHKJ%=>WEQ(2TLK;54=$1%5$5$55'H=% !1110 4444 %%%% !1110 4444 %% M%% !1110!Y!^T?X%\7>+/BQ\)-
;\.:#/=VFA^,)+K5IX0"MK"8&4.W/3/%>O MT44 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% 'G' M[7?A3Q'XY_9I\8^$?".D2W^I7^CM%9V< !>5]RG:,]^*Z_X?
6-WI?@'0],U" MW:*>WT>VBGB?JCK$H93[@@BMBB@ HHHH **** "BBB@ HHHH **** "BBB@ MHHHH **** "BBB@ HHHH *\@_8I\"^+OA]\)]2T3QIH,^G7OT4 %%%% !1110
4444 %%%% !1110 4444 %%%% !1110 4 M444 %%%% !7D'[%/@7Q=\/OA/J6B>--!GTZ[F\8:I=1P7 9H9)RR/P>A'(K MU^B@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH ****
"BBB@ HHHH *\ M@\&^!?%UA^VGXT^(%YH,\>BZAX/TZULM18#RY9HW8N@YZ@&O7Z* "BBB@ HH MHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ KR#]H_P+XN\6?
% MCX2:WX[M-#\8276K3P@%;6$P,H=N>F>*]?HH **** "BBB@ HHHH *** M* "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH
212Z,BR%"00&7&1[C/%?G/^PWJ7Q>\/_P#!?;]I_P"# MOCC]H;QOXWT/1OA?X7O=!M?%FJI+'IIN@LLR0001Q6\"F0L<1Q)P1G.,U^C- M?G;^RC_RLC_M7?\ 9&_!?_HI*
/H;]LW]BCQC^W+XOL?AY\0/CWXV\&_"C2] M'$][HWPW\1MI-_XFU66613'>748\U+2WACC988RHFDNB7.(%#?*7_!,GPE^T M+^PI_P %?_BG_P $P4^/_C'XE?!"5\5^)+:[U"]OKQ-/\-
^&])C634-> MU*0,8;&TC) >5]K$EBJ1HDDLC)%&[KYU^R5^SPWP-U_Q1\>/CUKVD3?%_P"- M6N07'BBXM[L>1 MM;2?8=!T\N%%:6"SM8Y<-M#S/]]JN&5/,*(5/CM_Q>?]N/ MX3_ :+]
[I?@*RO/B5XKC'W?/17TS18)!W#SW%_=)Z2:0I[5\B_\ !7'_ ()N M^*M%_94\:_MLZ)^V5\:$_:%T$0ZCX.U3PSXWO;:PEU-[F..UT.PTB)_)2"62 M1;:*-5:=V=6DDF9I-
_UU^PM_Q='Q+\5_VO[K]XGQQ!'=3:5X6E/;P[H;2:9:; M3WCFNH]3OD/==1!KB/\ @KK_ ,$P/@@Q_P4,^ &JWOC3Q[XM\,>+/".ESZKX& M\3:1XVO[6TT74K>)Y(;E[,3?96PP
>4QB8)D+*AP0 ?1/P6M_B]J?[//A*U^ M-VH)8>/;CP98)XONM)2$K;ZNUI&+IX0RO'A9S(5!5DX'!'%?#W_!(#6OBQ;_ M /!3#]NWX6_$KX\>,?'=IX2\9>$K?
P_<^,=7^TR65M/97]P88D14A@0-)C9% M&B_*#C/->]_\$:?BS\!K>?5-0OU(GOXPSK M;W!]0BLA+!'-;0K;O+Y1 MG2,0[D AEBR'.[=@8]@U[_B]O_!2#1/#X_>Z+\#O \FMW8ZH?
$.N&6SLR#_S MT@TZVU/<.H75HCP",^=_\'!__*&+]H+_ +$D?^E=O0!ZIX)^-!^*"/_!,W2/V MB/$%M/JO_"(? JW\1WT+3$RWGV71EN74NU57N)+2RL[>.80PV$/EQV[
MV@3RY4$AD#O(SG[<_9>\+^'O''[#/P[\%^+=)AU#2M8^$^D66IV-PN8[FWET MR*.2-AW5D8J?8U^>'[1O[-'QK_X(A?\ !.GQ_P#"OX#_ +>FIZIX!UZYO=%^ M!_PJN?
AS!>^)TUO5VD6VTBQU%KAEGB,\LDSJ;%I BS,C(WS4 ?9O_!'7]MO7 M_P#@H?\ \$W_ (8_M7>,[."#Q#KVE3VOB:.UC"1MJ-G RJHX M590O:OIJOF;_ (([?L7ZY_P3_X)L_"O]E?
Q>T9\0:%H]?3- !1110 4444 %%%% !1110 5^&O&?Q1U*SUSP)%JL<&CRK;V,3Q,88(XVG(9Y3F=Y< M%_EV@ 5^C=?G;_P6%_Y26_\ !/G_ ++)KG_INAH ^Q/VL_AA\8OC7\(?A'\
M(/BQJ7@0>(=6BM?%'C+0)DCU;2M("223MI[.K+'=2LD5NLI!,*W#S*"\:@_F MO^T#^R5\5/\ @CG^W5^S+\4_V+_VH_BKXC*_&3XQV'@'XF?#3XA>-+C7+;4
M(;S<[:G'YWS))#$D\K2(_B[K5GX!T*YMFQ-;?VFYBO+N,]GM=.6^O!_UZ M&N4_X)>_#G]K1&.?&#XW_$+0O ^@:-!IO@7P;\.?&%SX?LM%CB@@%3?! M9V!O+D-
E4,Q:&**.-5B#&5Y-[52/C=_P4@TK24(FT3X&^!'U6?'*-XBUTR6U ML0?^>EOIMK?9']S6(SW%>A?M0_LO?";]L+X/:K\"?C;#KLWAS6;=X=0MM!\5 MW^DO.C*5*N]E-$TJ+O$,C/?
ZYX4BG$>GWLSN2\@EVS21.Q):!H2"5*D^<_M0ZA\7_ G_!P M[^REX8C_ &B_'&H>$O&?A3QM>7G@:\U6./2+:>UTJX\ITMK>.)9"!-@/-YL@ MV#Y^N;/_ 0/^'7QC_9D\3?M+?
L(^(/B=K7C/X;?!?XJVVD_"O7=>N?M$]O: M7.GQWDNF^;@ _9TFM=R*%59)9"%0,%!^V[_RL2_L0_\ 8C_$3_TU&@#[]\=^ M-O#/PT\#ZS\1_&NJQV.C>']*N-
2U>^E/RV]K!$TLLA]E16)^E?&7@#]BKXW? MM-?LL>"/"7CSXN^+?AKI'Q*N]7^(?QI;P1K!T[7[[4=4GCNK/0A=JI>WM8(9 MS;S-'AV33K>(-M>0UZ]_P4-
S\1O!W@O]D&S.^3XR^.;31-:B7G_BGK97U+6= MX[1RV5G+9%CP'OXAR6 /K_Q=^+O@'X%_#^^^)?Q)UG[%I=@$3$4#33W,\CB. M&VMX8P7GN)9&2*.&,,\DCJB@E@* /S2_9I^#?
QN_X)<_\%MO!7[$_P &_P!H MGQ[X^!_QD^&FL:_>>%/B#XADU:?:UE:F#2ZEU:P[E>V&/:T]R*!B 28)I/F2*23R8ATW_ &A@^]HX MV'HOP/\ B*?^"I7_ 5"_:)^&OQ,U;59OA!^S@VE^$_#W@^PUFYL[36/$-
R+ MA]1U*\%M(C3R6[6YMX4=FCC5C(JK(Q8?0G[.'P/U'1OB[XD_;V_:.BBL]'^(? MCVQL?#NAZ->7L13P?X?%QFRT1)0Q22[GN9O.N61BLES*D49=((F;Y9_X(G^$ MM0^#'_!3+_@H/(#-
\%/&$+6^L7GQHLO&5G',&YTS5_MUW;RQY^^BJX4D9"DX.# MQ0!Z9_P2:_>^(%]^T1^TC_P3;^^+GC+4^?$6I?L_>.:;8>#_$&N7KW-_>^%]4B
M>YT^"YGD)>YFMD'E-.Y+NKQ%B6W,?N.OS0_X)5>$]6\>?\%O?V^_VF]/A?\ MX1R/Q%X;;:\&VEX!^[N=0L=/5+R)3T+0F*(,.H\]?6OTOH **** "BBB@ HHHH M **** "OSD_X*GZA\7_
'_!5#]B2X\.?M%>.)0#7C/XHZE9ZYX$BU6.#1Y5M M[&)XF,,$<;3D,\IS.\N"_P NT "OT;K_/^"_P#!+!/WR7=!^%^?F"J?_99-<_]-L- M'O ^B2O0(?(-
222=M/9U98[MJ5DBMUE()A6X>907C4'\'\|U_V\B"_PZ%];H1?%EOZ@ MMPPSXIFJ(I[KV@?LX1^F/6(L=FUKQY8=
W_C'QCK]I6Z)5Y"G]N!@(M/ P.DZ9!=!;V\+W_^RV>Z>L.G$D9&7X*T_!8\IE8Y_8>"R(YNX[6(=2F41_B7HG?^HH/!B?V?\A MY!
=1_P4;1:\1X/BS^SO!!@:#"6Y_"=P@7K+'O3FKJ^ZV:?@4>EK0XIM6=1"O@!6D$&C/_&9%K*SQ G/T1\EH6/X(S18T*=D@ MW_X'!_&!?V>K5$V\\G!P8@*I
WER&RJ&8M#%%'&JQ!C*ZK/CE&\1:Z9F>*CJ[\%=2;V^\KT%>:BDEF3BM%D@#\WMQL,!D(%#]Y0]]6@M(HB$&I<!5D^U(3A M(7X/YT\'O+"J_ ^WF@AP57Z
@3\;8=F\F\.:S5B?M5=E:AHEZ/Y_5YW;N]%%=&B?K<0W+1"8+#)G0D7)A;$9.;-JS)^O$]P=$1'!2P@)%^G.B6%6HF N'4L9J92J@T;A?N$)C#7#D4P%A M-O_YQ/M6
D&P?/US9TOF=-41(Y!;@*FU)D:9;IYYA%3F^X6TI=>"J_ &B3!@Y"G7)=+R\#IS>4Q5$DF+OA#M)#E$E.:$H&$!7H!;3"5O^ 7/2%5%#6B=.$GS:]V=@A*X-SG
B/XUU6.QT;P_;ZW[L'[@/2LLYV<Y:0?.F?5+ (J8NE:2)9=3NNIY9?(M_\V]MB/=?XG1J&L7F;@^.KA:^N5,7WTFT2L92/LHP-X2?>DO.'.D$SE*]V0)P7V
"'R4^V,\\P@$I.4<*"@S=R=]6TNQ$9:/0%L; 20]=$8N^5*A\4/=%R5;ID!G!"R<"*/(*1*R$5)\@7Q-]*JJZ$P8==!TP?)L]V+8ZZ_2<D/1U*^1)=Y2]@5
_Q8[;5/W16V)1*GG-J@H-T(18@.%1)H+:K2C=S^S@<8W99C7<E2^9>(Y#4=+1A]#1D\$P^V@>0E0%2\T!S1H$N:%8C[S-4/0:4V1D!2$7M2>N]:JD!
'/L77$/:=5=%]F_8S*<V4CT,L)XH_J<RCFM&6VB%;SVW:V9^E>(]T_LMN_1XL65#/CD(1F!!+Y?#7<=]!H8)HQS2^#*F=4Y?3.BW]CF[@N(.QX]G
7TA(VN;)(TJQ9F*]N(3&NX7MNIX.Q69'3YM\5UE?(:H@1XC@\%_?8]VW%+KYUI?=A/?X_"E'8'B:Z#LR1Q(3<//NA>4K.3Y^T6<K&!O4^0LF[:_/>"
16!,.GQZ,D;]9V3F;!_&K9M-[P+_8B^E/X/<4Y3R(>$S0)B;2*A2G(9'RTE<%AYC+L(;4S8\^W=WNYD9J!>OGN22LK!IR-L?EWF,%VO5G_<=2G
;:A6&XK6IUO^2@W]\Y]3TT6V.TZA'/4Q+&CFC7:JU%.9!>>N@H0A^RTUM#2!Z!#(1T9C0Q)E?%;=A#!9@@S'NF0R4"^A.E=2@1P_R<S=4CNB$+:FPB?M\&7*
HE1110 4444 %%%% !1110 4444 % M?#G_ <3S?WR\@\ ""XI9_PIIE?XK-[2+2"9E/BU0:[Z>/\\[)YL6K6!$[%1T(?W)\V3_^^2IA8?L?N[=P0!M+:?]FRB
A'J7CV M3]C+PA=@E"VU'Q0WPLIM&CU>X98X'X@OH1+M9E?'#"<6!]CL[BYL;33U52)%OPV3E$I7MMJ0 W7LG]2+\AGS;P:D10Y=*RRVG;UBFFH#[Y=5B"JJM@N/@
P1^UO^T+?^5FTZ^S%2X3#+'?U0+BV]^R7#BW,Y\QOOH>XN)%NM7<?C*=_O!\2:A_JFGT8;Y%:X+2"OW9HIFD7=M:%*3#]M=E74'BYQK/!"JEGQW01OUQUBM;6N'8
B%%H&O)83+)'%H6F->ZY"^TD*K0V,FFN#]R2^12,\5]">(-#LO$VAWA[4I[R.WO;=M/!\97_XX*TA#0'[_02_*XWQ_8W"Y1VG/^!#$_N@>!/V+(UX*_#&<+QP
MXX\0S:JWAWQ5=Z=+K,7XO=JTH6Y^CD'3@W.T@.1U#ECE5SUF'R7#_RS6(#!VO49!:+\CDZRZS<=9.)A@BP4&0I90@=JY/G56H=G+Q@MN'TJWO@-0.JR>
)1 ^*?^QX[4J+4(+/?G0.8\7\]^BG.=S?8N0Z:$SH\M:U%\!%GXM*/KAUUN]I)7=8WF+YX+0]/=B6,N3=P&)VI-8FV;$9%XJPQ+7K-0FE.&AMH?$C4+BL_D
QXUFP>\B)^'+04H]/A_UE]-'$QAM8P.3)+LB0#DM(H'6 MLC]CWX-7_P"S;R^%[W6T!-+=ITS-L:XFM?\CJ[-*]I30\:Z3:Y@^:'3=#UPI<0%&BF#+5^_HN/#6
XUZYXHA^)NBZ'XU\&_$7P*B\ME#VK3TBI^#S=0@ZFKKW>)#8_*F*]*5@<7VTNWT^F=24[)%H4WC:\"OC+Q$8IFPB+FTW$G(^Y2K5=B$ZG:GN=EXA0O+J$8C:C2
(RB&ZNHQYL=G;Q('$497SY+D%SB *V) M:>#;#_@H3\<_!_[0'B&'?\&?A7K+:U\-;>=<)XQ\0JCQ1Z^0?^7"T1Y19M_R M\2RO=#]U';22^T?%W]HOX;?"'X7VVVWO4Q1O-1;6X-
8:"#PEIOAYDNKKQ+=W"EK: MUL%#!9Y)1\RMN$:H&E=TB1Y%ZO /S^_P""<'@O]H']3^@_JG\0O<^'8]'*3GG'/TXM:D4>C1T9(/C%+JSO;+BQWQWZ/A\HV59DN
5$;8W"1W_3RO _V3 MOV>I?@QXH\4_M%%\!SI+!ZSI+!?%[XSZO=-X@Q_M'"!:"CH#C\0/YQ4IK5Q:(O-MM5@+A@S.@$KM1O:\6XJ^\RVP5NKXGR5QS,6Y?(>
QOB#X3U'QSX/OO"FE>/-9 M\,S7L7EC6O#QMQ>6X)Y,1N(9HU)&1N$C.5*L 1LT4 ?G]_P;5]+F9X7NF/3A:"QHI=EI[1%@T4"7!3%7I\`"!4$%D"96U8%DWG=B@Y-AM_
#BNJ:6 M_P""1FI_MY_O6X4H[TXUL!-,!56RRR7R&R\O:4(U4#?FU2NNB,Z^Y4_D%FA0*(NB$9%Z]NJU$G.O>G!5;!QR!TQ84]>DF?($5*!G>!:O/F!MBDE^S
[:I(#&+@WUY=6H+AT$ND0,Z.JE&Z.SLO@3_P2W_9 &_4Y)RP*YRH=XMC3IHD&8LV;O!A4]$$F$Y4$;K]&:<'7>2MFSYL0'(D80(*K^JGW&Z,.Y\YN3O_9V_M
W]9KR:XF/O)0!\ _&+_('_ M?\%/O\O;^\ !:!X_6\N5*M1W=J/6?5*M2NU]L*FI#FP$J5;U?*T3]X]/@M#%/]&22V2UO6TAH%F3GC5L!E-U5M9[4XRJ^J*3^
M[PK+;Q=6K1RW0G\V^C4M5=C)FB^4*TA94J3F0F8/&]I]S0BI0*Q/O3-W1@K[FA-/*Q=D>R[<#L/7Y9:=J/=AHC11C>\@S.23/^+PNGO3JGP\>N*%,[(O>VQ!
/\ 2=Z /D_N*Z\TG 6E=UW.;X/IQKO%=9Y2<J=%"9I7FO.,?1&52HK/ MLT%.WZKG[;Z7/NF2F4]:C7%'L=6IVUN=!\"SP&L?XHQ,HEU#(KDYPO4:CWT[*5V
MFXTWP/:WOQ+\5PI1M:6!6T[1K:3/_RYNKH.$M[%8)2B@ MSD]+M@I\9C.4@!9R8X$=@.I:KPLL[,T(5?,7[7T*O,18H@*AJ?<MPP'F07*+T^&M+9
J1QR0#Y5_ ;:%9V1X)%6M#Z*20 M@)>9Q4:2H.0O7.U]%:[N1*=@J8EOKW0@+[=^[6N^44\7UU:Y@M9#7>Y0ZO&&OYJ<30QPTMMDA=RJJ5QPM]Y[ECN[6GVHLVF$W=L
&OCSPM""/%7BS2Z5(=1>3D ?(WXRPBUNZ4@DSU3<U@K%S%S_X8V&W-^S@6Q:[?VPX0NZ?0<RK3]"[L!;K8W#]]>KO&Q]2TP.<FN
M@/QSX17R$&=YS]H%A=KU+C?N;_8XS3^JR=E"36+)A=0JH4#Q,!@5%V.%W:/ZB+6VQAC(*S[G+N$5:8U:<9N$/5"67:^V<0!86,3&EZU 4)M9]=
,S"]FED @@MYFV;C%&& LJ+&T.6_56@ HHHH **** "BBB@ HHH MH *** *QOB#X3U'QSX/OO"FE>!/\ _@HW_P"F;_=";:>"]\'^4V`\XR;/O@9^/9F*A:P!R3#'G^=!1
@F_B?_0A7^UA+=H/4R?6RPM35EMB+_Y62NA2G)KX+[P[^79?X44F0WX>/:]T/;[N(5O/=#BSVE#GPA54^>;B_G0;I5)#.I9=A;F4!-(+^N@W0S 6@\-8!4=M<"
*^=OQAC_P$$X1<AE]+*MWP.,4F?A3.(;M[5[B0#N=R?%7A]6_P&%@+OT82YJO#%>5J. VX@>AG.]5TU)WH3]I[QT)Y\L8%YX<<QRM+VJ0/N:.H4[
M=;S:DA*Q\.$]'T_HG;K<2/F_V)IGO8JTHL5T)T:V.^X5&NTHC7=N6(?%M<'T7=YFOQKR53G_^V.FX=R&EW?QM%?SOO;:5Q'U%!LO+TP2BVA#6WY:-CN
1DMK;2K:HO]DEMTCE.\5)\?Q5H;?=T7^AOE\'_K&:F^M;F';7]36G8]T4DH;BE;D=?>'OD;K57MM-VN0X)%J0.@8O\A2\@P6\+K?2\ XBHVP4N
HE1110 4444 %%%% !1110 4444 % M?#G_ <3S?WR\@\ ""XI9_PIIE?XK-[2+2"9E/BU0:[Z>/\\[)YL6K6!$[%1T(?W)\V3_^^2IA8?L?N[=P0!M+:?]FRB

<<5]!T4 ?('_#@C_@C;_P!(]OA__P" M8W[R>3'(BBC#RN>R1L>U?UQ_#C_@W;_X(]> OA]H? M@C4OV(_".OW.D:3;V=SKNLPRR7>HR1QJC7,S>9@R2,"[8P,L< # KSG_ ()V M_P#!
_XWP__ / .;_XY1_PX(_X(V_\ 2/;X?_\ @'-_ M\WP__P# .;_XY7T'^SE^S%\ ?V1?AI%\'/V: M_A9I?@[PO!>3746BZ/&RPK-*09' 8DY8@9YKO** /E/_ (*(>)/%S?&#]GJW M\$_!/QUXJB\
(_&NV\1>+;[PWX6N+FWTO2_[%U>Q,[2!0)F$M["3%#YDFT.=O M"ANH_P""C'_!/WX&?\%2_P!DK4?V?_BW:3V?VZ%-1\(^)!8M'?\ AW4U0FWO M(TD"NC+N*R1-M+
(SQMM)R/H2B@#X_X(=? #]J7]F;]B6Y^$_P"V;<7-Y\0[M7XC^(IM;UJXN/._MD27SM'J"2D RI.A60.P#G=\X#;@/)?\ @YR^$/QS_:G_ M .">-
Q^RU^S/\"/%_CKQAK'BK2M06UT#1)'M[:T@DE=Y)+EPL(.4"^6',GSJ M2H4[J_1VB@#GOA7X[@^(_@73_%>W3S]+\1:/-8W=K)M&Z-XY5!)4 MG&Y=R-@[68*O@IJ-SI%SX/\<^#[)-6
MDTV^&E6J7MK_ &;'(;U[5F5'66VAD03&X##<6*_6U% 'YS> ?V7-;_:L_P"" MW7AG_@I]X%_9X\3?#3P7\/OAO?:-K&O>,/#LFBZGX_U2Y2:")1ITH6Y$%M!+ MDW%S'&
[LD4:JRQAEX/P1)\>OAQ_P<'_%;]N^Y_8L^,>J?"[Q)\%+3PEHGB#2 M_!;>9?B]\;O WPI^ M"_['GQ/*:=JNM)<>//B/XY\,6]C9Z7I%HKW#6D:O+))-/=2*EJH" 1IWO+6=-
R31.I5T8'J"I((]#5FB@#\M_V$ M/A;^U9_P0<\6>,_V3M6_9H\>?%_]F_7O%ESK_P +O''PRTT:QJ_AC[0%\W3- M2TY&%PZ+L4B>%7!;Q7/B#Q M9\1O#9TJXN($8.;&STZY_P!*,DI
22:>**..-F,;228">V44 ?FU^S+\)?CG M_P $G_\ @HU^T)JGB+X(^-/&OP/_ &A_%G_"<^'?%W@#PY/K5QX=UZ5Y7OK& M^L;17N4CD>8F.=(VC"Q1@D%G\O<^#/[+?Q-\)^.?
VR/^"E'Q)^$'B*P\1?'W M3;72? OP\M-/^UZO!I.G:0-/M&GBMRZQ7%Y(%E:-FQ @C\UD/F*GZ$T4 ?E- M^S_\)?V@/!7_ ;&ZK^Q+XE_9J^(5M\5_P#A5OB'PG'X*_X16X:XDO[Z6_-N
MRRJIA,)257:7S-J9VL0Y5#'^W%\(?V@OB_\ \&R?AO\ 8>^'_P"S3\0K[XK/ M\,_!'A>X\'?\(I<1S6M]H\VCR7K22N!"(0MM(4D#E93PF2KA/U=HH _*'_@I MI\5]7T#_ (*&?\$T?
BCIOPB\6ZA)1I&G17(%M,49Y(5\ MV38N3*(L1>873=[O\2O@QXJ_X*'?\%,?@+^T78?#3Q1X=^%_[.MGKNK_ -M^
M,_#5WHMUXCU[4H8+>"TMK*^CBNDAMEA,\D\D2(],B(7^8KV'[9O_ 3X^.7[M3O[';7X"W^KW6B^'-1\%W%Z^JMJ=K!;W(GN$OH@@"0_N M]D?!;+;^E?6T?F>6OFD%L#
<5'&?:@#\TO^"^+?A)XS^)%[XY^$?C_ , >%KC75C%ZL:3Z3?0VBO/:31^3 %D=!"Y\UMZ@ M@5K_ +/7[.W[4/[&7P,_:-_;DL_V<;WQ#\3OCM\:[+Q3/\(;)K:YOHO"YU:W MM_[-
E/F&W:]_LV:_FD(D:)'E"[CY9)_1>B@#\O?@/^P%X!\(?\%&?^"R/[8GQO\;? /QSH/@SXPMX//P_\3:SX9G@M=0_L MC2YK6ZW[EW6V68,GG+'O Q]XA3^A5% 'Y:_\$]?V2?VD;#X,?
M:_\$Q/CS^S M'XL\.Z1\3_B9X^OK?XK3SVG]B2Z-K=IY%I-:%9C/)M$\%:/HWC3Q,-:UFT MTNWAU;65M%MQ?W*1JLMQY2?+'O<,^Q>%W8' K\V/VZ_"?QQ\6?\ !>7]F#]J M/P+^^S%\2-
=^'?PBT;Q#IWC;Q7IOA*=H+:>_M;RT3RD8++'/BOKW_ 7Q^"7[3&@? 'Q_>_#GPK\(M7T#Q!XR@\(W7V6S MO[UI7AC*%!,Z@>6&=(V5#(2-K[+O@3X^T_X8?$ MCX#6?@?
2_'$WABXBM;B^C=//0;E\R)=K2!9I$6,F(X;#(6_2"B@#\J?^"46N M?MS?\$VOV!;"VG\.Z_IEW<37*/6RTJ) MT$MZUT4,/FE42"*1Y-[2+&'P?VI_V6#_ ,%B- ^+7@C]IGP)\1/ '@_P+;M:
M_!RWNM"NK>ZEU981,/%T:1?-<2+(K6UO:?ZU(1<%U#7J+%]_44 ?)/\ P1Z_ M:'_;-^+G[+FE> _^"@G[/?B[P9\4_"=L+#5]9US2BEIXGABPD6HQ2KE5FD4K MYL3;6\P.ZKL.%^MJ**
"BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHH MH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ M HHHH **** "BBB@ HHHH ****
"BJ^K:OI.@Z=-K&N:G;V5I;IOGNKN=8XX MU]69B H]S7-_\+Z^!G_1:/"?_A1VO_Q=7&G4FKQ39G.M2INTY)>K.LHKD_\ MA?7P,_Z+1X3_ /"CM?\ XNC_ (7U\#/^BT>$_P#PH[7_
.+JO85_Y7]S(^M8 M;^=?>CX@_;D_X+R?\,8?M2^*/V:O^&5?^$D_X1O[%_Q.O^$Y^Q_:?M%C;W7^ MI^PR[-OG[/OG.W/&<#R;_B*%_P"K'/\ S)G_ -[:^0O^"UFOZ%XG_P""FOQ+
MUSPUK5IJ-E/_ &-Y%Y8W*S12;=%L5.UT)!PP(.#P017RQ7[;E/!W#N(RNA5J MT+SE"+?O36KBF].;34_G7.^/^*\)G6)H4,3:$*DXQ7)3?NJ32U<6WIU;/UD_ MXBA?^K'/_,F?
>VOK+@EY_P5#_X>2?\)S_Q8[_A#/\ A#/[,_YF;^T?MGVO M[7_T[0^7L^R_[6[?VV_STU^IW_!M%X]]\"^"/^%U??\)IXTTG2/M7_"-_9O[4 MU&*W\[;_
&INV^8PW8W+G'3]8VD_&/X1:]],.CZ'\5/#=[=W# M[(+6TURWDDD;T55K>&+0V>J0.Z2PJ9M742@,C#>F5..M; M6I?\%5)?#?
AKQT_C+]A3XSZ5XN\$>)/#NC#X?/::/<:GKDFM3F&SGL)+?49+ M6:#3(#@HP'Q+_P1:^,WQS^%W[2O[>D'PB_9 \2_$U)OVL_$TLL^ MA>*-%T]8)1>W06%AJ-W
26Z[E!4#J<\5^DO[%GC/Q-^T7^S=X2^.WQX^%-GH M?C?55FFUC1[NTBDN-%N8+R[CCLS(%Y>VWRQ!QSDR-U=LR6>'_$__ (+(ZQ\& M/VA/AO\
LK_$S_@G'\9]+\=_%E;T^!M#.N>$)OMWV,27 ::'7'AAVJ0?WCK MGH,UZA\+_P#@H-9:_P".?'O@3]H/]FCQ_P#!>3X>^#$\5ZMJOQ#FTF33[G2= MTXEN8+K3+Z[B<1"!C("P9 RY
SBODC_@J/\ \K!/_!/KZ>-/_3>M??/[4_[- M7@;]J[X!>.O@1XQ'V*/QSX'U3PQ<:Y:VZ-=V5M>PF-S&QYX;9)L)VLT:Y!Q0 M!X=X7_X*;_%3QQ\'X/VJ/!'_ 3I^*>L_":T[^U-
(U[3]0TDZWJ.E%=\>HP MZ,]TL(02)B5$W_:'C96$!)"GJ+[_ (*.>#U_X)VVW_!2GPW\&?%6N>"Y/ LW MC"\TG39;)-2M=(BA>X>5DN)XHV=849RBN3P0-QQG\Y/@C_P4G_X*%?\ ! '3
MO#W['_\ P5L_9[U#QO\ !+05@T3P#^T!\/K(/V>O%?_ 0>^,_B?]E'Q+8ZO\.M0_9L\8W/A._TV4M" M]J^CWS;5R R;&+(8V :,H48!E(!T'[/'_!27XA?M4? GPY^T?\ !#_@GC\6 M-6\+>+-
+&H:#=2^(?"EM+<0DD F.;659"2I&&Q7L'[*W[1,'[47PC3XHCX6> M)O!-U%KFJ:1JGA7QQ%%!;%)]J&G7=A>S6$NC1R.K(Z,#S7P1_P2*_M:F_:U^%W_!&;X1O*_\
@G!XS\=KHOPT,FC7UAXV\/VT.KLAE9=D OB1X@@MEU;Q/X-TO6-:DM;585FO+FSBFFDV MJ 6=B: /)_^"CO_ 4I\/\ _!,SX8GX\?&']FWXA>)/ %K>VMMK?BWP6FFW M$6D-
<2K%&UQ#/>0S*AD=4#JC+N=5)!90?02+N0J3C:>Q5L%6!# $$#P+_@L/X6\-^.?V)T\%>,=# MM=4TC6/C'\,['5=,OH!+!=VTOCK0HY89$;AT9&92IX()%?#OP;\4>+?^#;/] MM>W_
&6OBQKM[>_L9?&OQ#))\,/%NI3M(OPYUR9BSZ=&+CX7ZS;:5XCUG7;W3'LY;FXL(;^% M;?[-=RR2@V]S;N247;YH!PP8#VROE[]E;4]1L?VI_P!L;6?#FD?VK=P_$C0I
MK"PBN5C^V2#P+H#)$)&^5=YPNX\#.3Q7QY^U?_P4E_;_8C_&,_ 7[8O[0O MQT\-Z)\6]5\76-QXT_9@OM+THV]OH-UJ#6WE6QAW:A'+'$T+FZDN)(][%3&" M0E 'ZR45\$?
\%)_VPOV^OV??^"BG[,G[.'[/'BGP$WA7XW:GX@L9K#6/"\QN MK2:PT^*3SKBY-T1/ KW G\F&.WE86QB\W][N6#Q1^U9^W+^QQ;?#;]D3]J_X MX>'_ !K\5_BYXX\0RZ/X\\
_"K4;T:/X2TZVBGDG.CV,#?$FHZY!= MQ>,K(Q;SJ$$<:AK= <#8Q?[P^8,'1/EC]F?]KW]NW3?^"CMQ^RCXK\-?$;XE M?!SQ5X)DU7PM\9/%OP$U3PR_A?68A,6TS47:RL[:XC=
(=Z2*D3%IHHP22<6O M^"=W[4?[;G[7/Q'_ &O/@#\7/C/X;TS7?A;\2D*^"O$WA7P2L-OIT!@<_:5 MM+F>8R2$!7VS32JK_P!Y1M(!]QZ#XI\.>*5NY/#>MVU\MA?RV-ZUK,'$-S$<
M21,1T=3P1U!X/-<3^U=^T&/V5?@'XI_:%O\ X9:YXJTKP;H-YK6NV'AV:T6[MCL;6!YYY(UNIHDD*QQL=@;<<8)P*^$_^#7VV^/OBO\ 8!L?C%\2OVB+WQ)I
MNM^+_%;W6AZEHL)N)-2?6I6EOY+[=YLKNPE8HPQF8_W17V%_P4U_Y1N?M!_] MD/\ %G_IGNJ ."_9L_X*8^._VM_@)X=_:5^!'_!/3XL:MX3\56#7FA7)_B+
M::U\/(OV>QX_T."YT&WAO+"^DUFWLQ 9X0GFPHC2;=R[L,NYF*[CC_L%_M6_ MMK_M$_MH?ME?LF?&7XK^%(IOA!?>&=.\!:SX8\%&V@L?[1L[ZX:Y:WGN9GFD MPEOE9)F3=&<
*Q6@#[>T;Q3X<\17FIZ=H.MVMY/HU^+'5HK>8.UI<^3%/Y4@ M'W7\J:)\'G;(I[U?K\GO^""G@C]M?XF_LA?&;Q5H?[<%U%KMU\;O&5K#>Z]X
M+L[]I]9CE@"ZA<2,0S(Y4!H$"J$)"%,*1[3_ ,$LO^"A7Q/^,/[!?7Q!:^*'[> M7Q931_B7\&?$/B/1_B];Z=HUI:Q^%7TY97$MM$482J;<+*LDN])$=0-JD4 M??%?
+G_!2+_@J1X._P""9FG>$?.$?$7Q6_9W\>^*=(\;>*[;PUH6I>#7TR0-JMP MDCPVSQW5Y Z%UBDP^"GR')&1GT/]@N3]IS4?V4/!WBK]L/Q1+'Q#U_2(=5\
M06MOH\5C'I+W$:R+IXCC'+0J0CLQ):02$$+M5?B'_@Z7_P"3>/V:O^SP/"7_ M *2:G0!^EWA;5=7UOP_;:KKWABXT6[G0M/I=W<12R6YR0%9X6="<8/RL1SUK
M0KX7_P""P_[8W[:W['_Q/_9MMOV:=<\&2:%\4OCMH/@G7M#UO1)!>W1NIRQ5 M;\RR1V\$D:-$Q%H\J;MZ.2-M8D'[3O\ P4'_ &6/^"N?P;_9*_:=^.G@[XB^ M!OVA_#OB2;1[;0/ /]B-
X2U+2;0WKQQ.;F>2Z@:/;'NF^(]%T2ROM5\0^*!$9 M+Q,W\4T%O9VA,<118C+-(7(EC50#\D_\$J_VD]:_8>^%G_!1;]I\K]I^[LM>U M7X=_'S7-0\12>'[8V<.LWD-
NJH((W:3R/M$OEA59F$9EP20M 'Z^T5^7W[2O M[=__ 4F^#OPJ\%_M-_ .S^)/Q9\2OJUA)\0/@18_LL^(;/3)M/N!FX72]0? M35N8Y;?("RSSRK+R_EJ/W1[?_@IQ^V%%^VO\ L!?&/X4?
M8W'Q*DG_9:U[Q39 M6'Q>L)O!5O\ VSX-CN2%@N&EV;OLC.RI+N0RQE2@9GECV@'Z%45\^?L)^)/V MG/B_9>(?VB_C###\1I'\#^,-3FN_A)X-N?#EO:7ECX?=E:TN[Z5%#M/.@\U(2%
M,4,J+*&FW[/H.@ HHHH **** "BBB@ HHHH **** "BBB@ HHK%USXD_#OPQ M?G2O$OC[1=.N@H8VU]JL,,@4]#M=@<&@#:HKF?\ A=/P<_Z*SX9_\'UO_P#% MT?\ "Z?
@Y_T5GPS_ .#ZW_\ BZ .FHKF?^%T_!S_ **SX9_\'UO_ /%UYM^U MS^VU*/V=OV>_$GQ1T3Q[H.J:O:61BT+3;75(9GN;Z3Y(1L1B2H8[V]$1C0! MT?
PQ_:N^%7Q8^//CG]GKPKJ7F:YX#^S?VEEP4G\Q?WGEXY/E/B.3T=@*],K^ M?O\ 9"_:N\5_LX?M5Z/^T+J.I75[YNIR?\)7N5+J\@=-R MQ2$/@H-AR1QE?C7_ ,%#?
BQ^SWX(F^)WQ0_X)M?&2#PW8S1#6M7TS5O"U\-, M@>14-S+#;ZP\QA3=N=T1MB*S-A5)'RM_P=8W=[I_[+O[U.U_INE27]Q!^UOX5 MD@L89$1[AQ9:H5C5G(52Q +$ 9Y('-?
4EK^U+^U)XZ_:@\!? 3XF_L*:[X% M\">*[#6?[>\0^)]?T74[>_EALF:/31%8W-P4WAI)2TFP,L!4;@7P 6_$G_!0 MWQW#\3?B%X#^&7_!J?[V?V6KGC/2KWPY8Z9<7"V<-
W(ML=1U6VFN M B3*K%(B ZLN1MH&YV/)8\D]:^"/\ @U%ABN/^"(OPZ@GB5T?7O$:NCKD,#JUT M""#U% 'TQ\7_ /@H;X9\(_$CP3^S]\$_A'KWQ)^)OCSPB?%>F^#='N[6T72]
M"!1#J>HW5S(L5K;F5Q"F/,>27Y41L$BE\+_^"B.I>)?VL=$_8H^,7]()OCSX> M>.=:\-ZAKMK<:Q-8WFC7=C:-"CR6E]:3R+<-OGC5HV2*2/.70!D+_,__ 55 M_8C_ ."@GP>_:W\
(_P#!5W_@DM;Z+K'BSPE\/5\%^-/@_J4*QVWB B#P_%-W,1B+-NC?IO\ @FG_ ,%DOV2_"G?QOTSX<_$OX6:[\)? MVC?AY::C/\#;QC&T5P@EC1;U;65T0SJ%CC9XI$BF7R]WEE4+T
>G?$;_@K M)8_#[]O.T_X)RV_["Q+UOXBZGX/;Q3I"Z5J&@I8WNE+)-$9TGN=2BVD/!*N MQPK93H003W,'[;GQ$T;XP^!OA5X0L_'NMS:3IOBZ_P!2\7NFV=X
MEE(]9TK4GU?48[^R@_)K:18CJ<:> _"\DFD7#-\K12Y?9YF4#R,K8CFFR ?HO^VC^UPW[&7P MPA^+>I? SQ5XTTM];TS29XO"5QIXN(+G4+^"PM04O+F ,K7%S"A*D[=^X@*"
M1ZIX=U'4]6T2VU+6= FTJZFCW3:=<3QR/ ?[K-$S(3_NDCWK\RK#_@J#X/\ M^"FG_!*ZZ\0ZKH)*_%+P3\8_AUHOQ<^'MVC17.A:M'XWT5'(BD^=8)6CD,9 M;E2KQL2\3U]8_M?>/?
VPK;]HCX<_##X331>"/A'>:5K&K?%OXS_\2^2?20DM8 ME^RV<"W^^"$S2-EII89@$4X5=K, #Z1HKX'_ ."97[=G[1W[7/C/]I[]FJP^ M.7@OQ?JGP<\6Z?:?
#OXLR>&UGL]9T[4;>6>W>[M;&XMXKEHQ"RF2WDA23<&4 M #YO-O\ @E!^T]_P6)_X*,?LW_"7]L/6/CU\+/#?A>W^(.J0?$KP_<^#F:?Q M#I$%-_'*;:=&(LS$BB"*,KN+1M-
+,X(B(!^H->5?M?\ QQ^-OP ^&FF^,O@+ M^RQJ_P 7M8O/%>G:9>>&]%UR#3Y;.RN)=DVH&2965DA&"4P,[AED4,Z_"VL_
M\%)/VL/VK/V/_$7[9G['WQ#\>Z%K#IJFH?";X;Z3^S/K6OZ7X@LK.>9+:"_U M!=.D$MQ>B#(>TN(8K;[0L;>8T3R->_;E_P""FG[?WP_ .":OP-_;1\%> [' MX4>(O&WC;0-
^(_@'QWX%N_[6TR:ZNI(+C[/]JFC^SIOA)19K:1GBF1PR$#< M ?I#KOBGPYX8:QC\0ZW;63:G?I8Z>MS,$-SE?M(7W_!6;]B/PMX'_:?O?#VA>)O&/B)]*T*'P]!/:Z9?V>D#_3Y%=O]
M,E9+N:-1)A8E8[!N9V;]*_"&F^(-&*:;I'BOQ+_ &UJEK811:CJ_P!C2V^V MSJ@#S>4A*Q[V!;8O"YP.E 'RS\5_^"L6G"SJ]O+2/^"=*_L>_$K7?B%B%XB\)R M ^)?#YTB_T);&^TR-
[A&F$]SJ,6Q@UM*-CA6X'!!!/:R?MO\ Q'\.?%/P3\._ MBK^PA\4?"=AXY\0?V+9>+;S4_#M[IUC>&WFGC6Y%CJD\\2N(&17\HIO9%)!8 M5\._MP^,O''@/_@Z2^!7B/X>?"'4_'&IQ_LRZ@D?
A_2-3LK2>56O-7#.)+V: M*$!1R07!/8$U]F_"_P#:<_:0^*/[:.F_ OXP_L;ZO\.O"B_#;4_$-CJ'B36M M*U,ZMJ=OJ.F0HL1L)IQ ;=+AF.]@SFY0@#R\D ^EZ*^1_#7[3'QG_;<_+[
M/[.O[.GQ5'P^\$_!"\LM%\4^,M/T6UO]5UOQ#<0&>2TM1>)+;6UM:Q[$E9X9 M))99-J&-8RS^3_L3_M9?MU?SQE^V1WW1 ?C#\>='.N? /6K+2O!/BSP]/I@BAXGK M7\3
M7"_8[NX%S=6TIE1WE"0^:BE5!#"+R\YH _1"O+/VR_C?\:OV>/@-J'Q1_9^_ M9=U;XQ>)K2_LX+7P-HNMPZ?/!?!VH^, MFU7PBUVTT^KP60DELO\ 2%AMRLUPS;9(9U*G
VD9(!^CNN^+/#WA73;;5/%> MK6^F175[:V4+7DZH&NKB9(88 Z/K$L+?8W$N& MCAMKJ50'9E;R1'*=WS(% /T-HKYV^)7Q'^.?BC_@HMX)^ /P=^*G]F^%=#\!
M7/BGXN::^B6UQF*2\6VTBWBF="\$EW)'J1=3_@I]\7/&_P ! M?^"TNDLI3'<#WC;$G_ * ,"+_@HWI/Q M9^+OBKX)?L6?!/6?B?B[J/@/4#IWCCQ+IVJVFF^'=%U$#+:<]_*VB
MF$6<2M&Q"F]\&/\ @H?X(\:_M$']CCXZ_#'7_A/\69M*?5-$*>*Y[6>W\26 M*9\RYTJ^M99(;Q8P#OB)CG0!BT052U>&_P#!L=X%\->"_P#@BE\'K_08$-SX MB36-
7UJ['+W=Y+JUVK.Y_B94CCBR><1*.U>'?\':>MZK\$/@=^SC^V1\.':W M\>?#O]H?3T\,WEOQ,$GLKNYFA!'5)'T^W5EZ,.#D&@#]$/VL?VMO!O[*ND^$ M;+4]*?6/%'Q$\9V?
A3P#X:AN5@.IZI<[F422D,(+>...266;:Y1(SM21V2-_ M"-1_X*T>-O@7)\4=';D_8K\2?#N_P#A]-I,7AW4?#FL'7-#\=2ZG<"VL;;2 MM0FM;(/ OCGJ/_ 4J_8KFT#]H8Z;9:U\8
M[Q/"]A_PBEM,/#]Q'IL(DGW,V;O>V]MLF N_ Z54_P"#BCX;_M$:5^S-\"FU MW]I\ZE /V@O!>G7< \&6D/VC4S=7;)J1*M\NU3&OVC^(=6USX=HEU+:WUT(U-
L(KD6\+1_=/F0S;PY(*%1GV3]I_P#: MU^(4G[;'P[_X)Q_L_:U9Z)XJ\8>$]1\8>+_&%Y8K=OX?\/6DBVZFUMW(CEN[MBZ<1(TNZ.)8Y':.4[4H ^GJ*^0OAG\7?V]/V6OBU\=G_
&UUM_%GP#\ ^"?^ M$M\#?&,Q:=::M'OVL>+ M/BH+E_!&IZ+&=?M7@OM(DN+=)6M+F-U5HYHBYC=64$,A! (Q7 MYS?\%(_^5C?]@C_L"^-?_37/0!^G5I+//:13W-
J8)'C5I(68,8V(Y4D<'!XR M.*DKX!_:N:_]_P""AW@3_@L/\+OV'_@SXT^'*^#_ (C_ \UO6;$:OX4N!+I MT]LCKYMW(+EVO1$565(H/LGFD^4[HN91<_87_:T_;#\'?\%(_C1_P3H_;7^,
MWAWXA0^$/ 6F>.?"?Q TSPG%H+I87#B*XM;BVCEDC C=UV/N+8C9F8[PJ 'V MG\4?&.M?#[X>ZOXU\._#W5?%=[IMFT]OX>T2>UBNKYA_!&UU-#"IQR2\B\ X MR<*?(/\
@F%^W9IW_!2K]BCPG^V9I'PUF\(VOBRZU2.VT&YU47LD$=GJ5S9* MS2K'&"SBW$A4+A"^WCIJ'B?QO\1KWP5X*M9M,NKZ(:IJ/BG4T6:2VLP;FY M2&%)[@P0#S9O(\I"K.&
!^P]%?G3JW[9W[>/P7_;:^#WA;P/8_%GXY?"GXC: MP=#^(YUO]FG6/#TW@6>1XD@U2*\&FVT?V+?*QD2?S&CB@%/ =J=5_X2B-%,.BW?E1D2 M3R?,+?8B":26
$;4GV@'Z545Y)^Q9X:_:ST'X':;?_MJ?$NPU_QYJ<8NM4LM M'TFWM;31M^6%DC0C_2&C!"O,3M=U+(J*0*];H **** "BBB@ HHHH **** " MBBB@ HHHH **** "BBB@ HHHH ****
"BBB@ HHHH **** "BBB@ HHHH ** M** "BBB@ HHHH QOB%\/?!?Q6\%ZC\.OB+X)_\.H?^"<__ $:-X2_\!I/_ (NOH6BNJAC<9A8N-&I**?9M?DSCQ.79 M?
C)J6(HQFUI>44W;YH^>O^'4/_!.?_HT;PE_X#2?_%T?\.H?^"<__1HWA+_P M&D_^+KZ%%HK;^ULU_Z")_^!R_S.;^PLD_Z!:?_@$?\C^=Y.EVD$G[N>Z21<2Q M2+\RC.W(R""?GG_AQO\
\%2?^C7_ /R]M$_^3:_=LHSW*5E.'5;%0Y^2%[SC M>_*KWN[WOO?6Y_-?.?<-9Y+/,4Z&"J? M]P5X?_PXW_X*D_\ 1K__)>VB? R;7Z%_\ !!O]A&_P#A)/[#_L7_
(G=C>?:?L]_8?VVMI^@?]X@O^"?\ \F4_\ KNP!>BY"0X/&:X\%#=WQB_N/@%WQ)W.B<:*X^AW_ .T9]#L9+\Q*M/M^5QQC7F^DTKI!0O4WIN]E)1UX^<ZHG
CR2'V52:NT5S5\3B<5)2K3_V:/B!X(MOB_\ 'S5O&?@:^U_PY(+>[T^X MGNI5666+>EM*$*DK*4!+A5+-\M?IC%%%"NR&)44L6(5<#).2?Q))_&G45@=! M^8__ 4@\&_'+Q]P6J_9-
_:$^''[,WQ%\0>!?@W+KT7CSQ1IGA2=K>T:_A^ MSIY2L%DNE3;O9H4=2K#87.17V]^VO>?%[5?V'?BGJ'[-MGJDCNY^&6L2>!+
M>SAD@O&U5K"4V:JC['CE\XQC:VTJ>#@@UZU10!\?>*_VVM5^('[.VH?#']JK M_@F%\9+KQ?K?A^2P\0_"JT\"?VYI6JSO'MDMX]7M6DTW[,[$A99YXB%(9E5A MBO /@A^PO\>/V#?
^#<[Q?^PGXE\$:]XN^)_C/X;>+[&S*>#K&74DL-1UF"Z M6*R\J!Y21P_:$\R5W5&<2E"^5S^H%% 'Y_\$H?CI\4?V2?^" M)/B?\9?@SK'PVTR[\226?@+P%X@M;>+4+#1[:-
(DN;L0LX2>XF$\GEAV2.$0 M*O(=W]GHH ^6O^"LNI>-=2_9ZT;P%\,_@SXR\:ZW)\4O!&N/I_A3P_ +##+N_ M\)>,=-,*_'+ZW\0UUVYM_@QX]U9E:#5K6#PU9V6B7!W[MJP^ M1! \;
[O+-NR9=5#-\F_%OX'OQ_'*-?9LX?$/5+)WVH?+^G##!%A(8Q)AG_N >ZZ0U(JKJ&EN G9L"'3_T'Y7G+:VF6L4.E]MT&#@B'.U"['2%_)QG]I]?XW\S_1W2
B7'H_PPUGQ/J/Q'AMM6/WM]G2$Z#7N4@N>>5^BWB_9PZVZE(/Y*[#4 %-B"_LZJ\QE_[=LE<[S4>HR5_98=V@>E=!BQ!4F^D:I2>F"<FDFY9<P1U.A23;SB=Q
^]+*KO&L;??M% 'RA^QQ^V/^V+^V M3XHL_&'C?]AOQM\!? OAVTFGUZ/XBB)M7\17QA:-+*TLXU,J6T91X MH8XT*M+CR?\ X) ^!_C%\/\
]M;]L'Q7\4O@!J)]*4MXR'<\ M!";/[,QY>I@Q:?&6]E9&;6-XE*2>NV/7=64&5NN/VB@5'?]@'=E6=,+-6%Z2CU+B6M_1H_^<;Y/5/0=3U*BB>7M)
U>.YU!I[;^S_+E^<,)CD% MLP2?@8DCU9J+XP0I4BC@\V^.@\XW5U!/_XR^Y/$UE?4B%PLH\Y:P'6B9)J2*/;:K-3'VO6%\J5&,CC[;T\N9V6R6/+
MVGBOP=H,UEK%MI_@Z_'.@1QJ:N_S[@VF&=7GI'M3TH!1J<6L7K]9$/WF67%!1%S5%N<'#C7G7[S-0C;G'-YWMLCCHXFC,QX8A_%6;?"Q5%.>9M=
'XJ?]\%BOWOVAWIF87DX_@!;Q5PRA@HMMWSV\OP6(1)F\J4O^7\%9K59\W0JAS:.#=F_V2O?P40Y9&6R)WU;FWNI?%JXR_C<^J9G7*)-0\,;2K@$'
^'NGI>:Q:1ZK8K;VUU@!>'X3.B.8.R2>U2JK:?V&\G#M@_K;QKVLA_W;?9HG$?S-Y@Y>UF8I(F8Q&(L2=B7J\2J>.F?>%V0SK7Q!.7E1:<V9L1
@OH7[8WB/ (.!+G]LOQ9^PUXWT?>?7?P/* MK%J5S>:J?#+F?XYGC=Q'S1!@WZ9B6NO'T9ZF5[I*TU>3<.47YNHIP+N=$KU^>QQP]L=@BA@HUQ^F>>4)
AM^T9X-BUC]HWPJBY:Z3PK?6,UM*OA[ZXH(>J<DS;<JW+?%ZQ69D8$%!J*M/@21Q.*ZG?V9,6<JT:ZD/L*3@'O)9IWHHM@57VE+6X<0G?<3
M7M["TM+8;(8P:L<DCDM)/ ^1CM14/HBOS2_P]$GX<^&?<FI'9ZHS@:Z3+J/N%Z0;_K'D"N\A6:4]%P+C7RQ$^+/GP<*RKX5/MZ<V:<U'S)?Z9F
'YT_P#!9!6<5J?KTKZ:JHV<VKQD^RAJUPI4UH16O6=I4<FT@K;LYWU$+7(<B(9IQV3\ZD_N4[K*DIV#5?T@<8Y+%1F6,BW=3F\V$W:?J]O
M^+V|=^)_+'P3>QRFSR?]M,%U2C2V4OS?U$#E3K5E50U_<6@HSD[3!EA5S&7CR?EXW7QS<NGN<^S=_$B0M$VB4]FI5W#K%)!.WC\>=^T+9M"JUI5,
MOX&EC,"9=469F"XA1LMYC^5Q_P"S9^P^5[P MKAL_KI?JDBFO_OLGAEN4?MTOXSIN1SU\SC1-=ES-FZXD%<FV\&.%/;+W*@0;2S6N)R7V4NR]
\%B3\,M$_89^,_/ 2V\7:3\5] TV+P_K(%[%M<:9UL&O<GB6?\7AE;Y(?<M#<E.XX:F/K3%^\>ZB@&R^1<)P4:5AFN@+7+#%;F0V^$-R>R?'Z(<V@
(% 6.1U M6-TQ&-FR,2?H1110 4444 %%%% !1110 4444 %%%% !1110 5YA\5?V/V/(Z^+KFQC)X@P@PPRNVH=N[?I34@4U39^?R?1#M.8LB:9\HVVGZV
[1_8._Z-@\,?%\A__ (NOLW[?'\Z&!Q$(QZ\MG2M/>U^7BB9<:&>-'R>6CKC'S[(=T-@C8O?0E=26KQKR>4Z)=<7G:O^>+B-S!4>UNAC6\P\LG0
')E&./NM%GDFOGC_ (&*@\G[,O-V2V*+<X$0-^8[54=8\RJQT=O0Z^BUTLB^]!X:6N=N3]U@QW1T3.+C@VT4:?KLFDTW.NX^I.F12Z>?LU.E^Y
1L'AC_OP_P#'X]'V3Y3=V#^B8U_WIOTY<%8E1>:_#[PE<38VJ:4^*!W%/B-:G7QR'A6S+Q0PKE><OEX&:K8T?,M=P0YLM/E5EX57L5'V=/
M'] '/V6/VCO@X]'XXS&WT@]:TR/;O6W<=!<6T:/,2WH:(BQ1O7$<]DN?ZH=PMV_6GKIZ8O\7D1OW@5J9,$)3O+C%+&J[&G@09?8
M21B.=T1F+'](J%]<!O&=K@M9\-5R<_!% M1*IIL6QT2FJ<77M?XDW)L&M*[]U)5ZHSQ6J=?A8FL:2/R6?)E>0?AJ^RD%QN\/5L4HYR6QD^<U?J.W\9

*(O$=M9ZWX_\9^$K:RT[POH_F++?7),LSM+.T,31PQB-D,SQL^0F MQ_JBB@".\NHK&TEO9ED9(8V=UAA:1R ,G:B LQ] 2>@!KY5_83\4>+)?VK/ MVE-0\5_!+QYX:TWQW\4K#6_!FK>(O"=S;6VJV-OX7T;2Y) Y7]P?/TV8A)_+ M=E=,*22!]744 ?E]_P %9?| @C?XY\:?M=^ _P#@H7^P[]ITW7K_ ,?>%[3X M]^#]*81Q>+-%MM;L+I;\IT>>V>U@DD!Y=(%<$/$1+VO_4HTSJ];1_ ^"GGP M-^*6M_LG^-OC;^SQI'A:J2[\&>"+6VO#IGC%IG-OJMW9W,T,,ZQP^2L,DS!(M&,LBLK@;OT,HH _-3_@GSI/[77[/O_!3#]L+XP_'?]B7QEHWAGXH:AX:U_2=M'5+9(+72YXOLD?V"/$^AZ]KO/^"97C/_@FKX^^./A'PYKU]_PI M?XF?#^^MDL[O3+]YDGC@U&61E,>XJ$9$1V]._X+9_"G]L+XU?\ M$_/AG*[7X/:Y\0OB=_PMC0O%/BC3? >CM-9:9;6]U-FI%K5O;:G80V\4PM;QX"-C1/O#E OR[BH.:^\O!6K>(M>\(Z;K?B[PH MV@ZG>64]\)ZUXBT;P@X+:C+-J4@\J&=XI)8A]HA4R!<M$L2NY1N/U!\1OVT/CS\0M;_ #']GC]BGXM:3K/B7Q#:Z=J7CWQAX1MK+3O" MFDO,C7UZQEF7O^5=K?55% 'Y:^ +;]M3_@DW_P4[^.NJZ5 M^Q!\0_C7\&/VC?%^%MO;75]X?UID9;FVNX;F>&.*)G?\ ULDJ($CC M968F1$O?\$>[+QA\2/VV_P#@H=IGCSP[#X=UC7?B!HD-[ID-^+P:>TVDW*B, MRJJK(R!AN*C;N#!2RX8_IU-YQA<6Y42;3L+C(SVSCM7R=^PO_P $^?C5^R7^ MUE\>/VDO&GQX\ ^)[/XZ^);36M1T/3O!MQ82:1+;12Q11Q3O>S"52DBAMR D MID8S@ 'P9^SYX;_;P^'W_!!?XB?\$DM3_P""?4)Y%N5CCAAA*LXR\D:\UVG[?WP-_:Z^+?_ ;??#G] MBO0/V.?B /BM:^%/!>BS^#XK2VNY$.CBP-S=//:SRP0Q,(&V)*Z3$G!B&UMO MZY44 ?GS_P %@O GQT^+=_\ LG_M??7]G3QIXVLOA5\<++Q'XN\':5I0@UZ M'3FB:.1TM+IXMSHR[2NX EE;=Y>9![Y^VW^S#I/_ 4=_P""=OC/X"?'+PB/ M!5QXQ\+RSVL&L7L,TOAJ_B/VBQN)Y82T8DADCA>41.Z#$D:R2)\[?15?*'[7 M'[G[4_[5'[1"ZM%_P %$_$OA'X&ZOX671O'/P9T+PI9>9K<9=S.J:HY,UHM MQ&XCD:-?-'*RHZ[\H 8'_!##P/\ '2_8ET7]JC]K'6%U3XI?&'3=-U?7]2V M$$Z;;6,-EI48R>CVL*WC],SZA<-@;L5]9_$KX>>$?B[\.M?^%'Q TA-0T'Q/ MHMUI.MV$A(6YL[F%H9HCCLT;LOXUJ:7I>FZ'IEMHNC6$-I9V<"06EK;QA(X8 MD4*J*HX50 . !4] 'YU_\ !-#P'^T%_P $9OASJW[!OQZ^%7C;QY*=!\0 MWU_\'_BI\/?"UQKK?V9=S/6US'-)(XD2%X)/.8!UV -=_:(_9 M@^+'_!8']K/X2Z]\3_@[K_@/]GCX)^)O^$J^S>-K,66K^/M?0 6J)I[$RV=A MV][E8Y9O.=%B" O!^@]% 'YW_\%;_#?QF\=_MJ?LA>,?A3^SGX^\6Z%\)? MB;=ZW\0-;T'PU++;:;9SV\$2,C-M^U, 7=E@\PJ(RI^?"TG_ 7U\/?&#]H; MX _![P?^S?\ L[^/_'6J:7\;?#/C75+31_"UQ%]CTFR:Y:5I6N5B5)B2JBW) M\T9!95!!/Z(T4 ?GC_P< ^&?BS^UE_P3RT?X<_LS_ +Q[XQ\0ZI\0M$U5-%L M_"5U;3VUI8W?FSO.+I(A"?D"JK$,^X,@9,L,+_@IQ*_VQ?AQ^V_\%/^"S?[M#GP$UOXECPOX.NO!WQ.^%B6[V&LWN@W$TDZ2003*)#+'--(Q0*7#QPG:Z&0K M^E=% 'R#X+US]I'_ (*A_!'XC>$OC+^S;XJ^!/PW\9_#+6/"-EH/CL6Y\0:I M=:E8)=0EMHF;[%#;1[TCC:3?,UQ(S+&L<9?YC_X)_M7_\ !7[]CKX2>'_^ M":?QJ_X)4>+?&WB[P%9Q^&_!/Q5T77(8/".HZ7 !%9W-[?.I^SQQ0",'8'F= M(P/)67*']6]* ,GP%I?BO1/ NBZ-X[\3)K>N6FDVT.LZS':+;K?W:1*LUP(E M^6,.X9]@X7=@=*_-O_@H)X1^.7C3_@N3^RO^TK\/_P!F/XCZ_P" /@_:>(+/ MQSXITOPE.8+:6_MYK9/*1PLERB$JI/"CJ58%"YXK].J* /SP_:-\/?%;Q'_P M7B^ /[2_AOX ^/[_ .'?@[X7ZYHWB7QA;^$+O[-97FH)(8(S&R"9P/W8=DC9 M4,@#$%7V4O"/PH^)?B[_ (+R_&#XM^*?@-X^L_A?X[_9^MO EAXWD\,W$51/ MJ*7,;S(,KYD:;#(%G=%C)C/S89"WZ.44 ?E;_P $C=6_;A_X)A_!/4O^"57Q MY_80^)7C-_!NMZK_ ,*K^)/@2PMIO#NNZ9>7,MTINKR:>-+!Q-/*Y$F6"/MV M;T"R>,_LW_\ !.#_ (*"?$7_ (-Y_A?^S_X=^!&O?#CXY_ +XHQ_$?X;67C* M:RMX]8SH@?*_:E_9;C_ ."PVG?%CX:_M/> ?B%X$\">![1K3X3076A7-O<7 M>K^3YG_"6QI'S(- XML 17 R1.htm IDEA: XBRL DOCUMENT*

Cover - USD ($)	12 Months Ended Dec. 31, 2024	Jan. 30, 2025	Jun. 28, 2024
Cover [Abstract]			
Document Type	10-K		
Document Annual Report	true		
Document Period End Date	Dec. 31, 2024		
Current Fiscal Year End Date	--12-31		
Document Transition Report	false		
Entity File Number	001-11312		
Entity Registrant Name	COUSINS PROPERTIES INC		
Entity Incorporation, State or Country Code	GA		
Entity Tax Identification Number	58-0869052		
Entity Address, Address Line One	3344 Peachtree Road NE		
Entity Address, Address Line Two	Suite 1800		
Entity Address, City or Town	Atlanta		
Entity Address, State or Province	GA		
Entity Address, Postal Zip Code	30326-4802		
City Area Code	(404)		
Local Phone Number	407-1000		
Title of 12(b) Security	Common Stock ($1 par value)		
Trading Symbol	CUZ		
Security Exchange Name	NYSE		
Entity Well-known Seasoned Issuer	Yes		
Entity Voluntary Filers	No		
Entity Current Reporting Status	Yes		
Entity Interactive Data Current	Yes		
Entity Filer Category	Large Accelerated Filer		
Entity Small Business	false		
Entity Emerging Growth Company	false		
ICFR Auditor Attestation Flag	true		
Document Financial Statement Error Correction	false		
Entity Shell Company	false		
Entity Public Float			$ 3,480,329,145
Entity Common Stock, Shares Outstanding		167,660,480	
Documents Incorporated by Reference	Portions of the Registrant's proxy statement for the annual stockholders meeting to be held on April 29, 2025 are incorporated by reference into Part III of this Form 10-K.		
Entity Central Index Key	0000025232		
Amendment Flag	false		
Document Fiscal Year Focus	2024		
Document Fiscal Period Focus	FY		

XML 18 R2.htm IDEA: XBRL DOCUMENT

Audit Information	12 Months Ended Dec. 31, 2024
Audit Information [Abstract]	
Auditor Firm ID	34
Auditor Name	Deloitte & Touche LLP
Auditor Location	Atlanta, Georgia

XML 19 R3.htm IDEA: XBRL DOCUMENT

Consolidated Balance Sheets - USD ($) $ in Thousands	Dec. 31, 2024	Dec. 31, 2023
Real estate assets:		
Operating properties, net of accumulated depreciation of $1,627,251 and $1,329,406 in 2024 and 2023, respectively	$ 7,785,597	$ 6,775,093
Projects under development	0	132,884
Land	154,726	154,728
Total properties	7,940,323	7,062,705
Cash and cash equivalents	7,349	6,047
Investments in real estate debt, at fair value	167,219	0
Accounts receivable	11,491	11,109
Deferred rents receivable	232,078	209,370
Investment in unconsolidated joint ventures	185,478	143,831
Intangible assets, net	171,989	110,667
Other assets, net	86,219	90,745
Total assets	8,802,146	7,634,474
Liabilities:		
Notes payable	3,095,666	2,457,627
Accounts payable and accrued expenses	337,248	299,767
Deferred income	277,132	181,744
Intangible liabilities, net	111,221	42,193
Other liabilities	110,712	104,830
Total liabilities	3,931,979	3,086,161
Commitments and contingencies		
Stockholders' investment:		
Common stock, $1 par value per share, 300,000,000 shares authorized, 167,660,480 and 154,335,798 issued, and 167,660,480 and 151,799,215 outstanding in 2024 and 2023, respectively	167,660	154,336
Additional paid-in capital	5,959,670	5,638,709
Treasury stock at cost, 2,536,583 shares in 2023	0	(145,696)
Distributions in excess of cumulative net income	(1,280,547)	(1,125,390)

Accumulated other comprehensive income (loss)	(105)	2,192
Total stockholders' investment	4,846,678	4,524,151
Nonredeemable noncontrolling interests	23,489	24,162
Total equity	4,870,167	4,548,313
Total liabilities and equity	$ 8,802,146	$ 7,634,474

XML 20 R4.htm IDEA: XBRL DOCUMENT

Consolidated Balance Sheets (Parenthetical) - USD ($) $ in Thousands	**Dec. 31, 2024**	**Dec. 31, 2023**
Statement of Financial Position [Abstract]		
Real estate assets, accumulated depreciation	$ 1,627,251	$ 1,329,406
Common stock, par value (in usd per share)	$ 1.00	$ 1
Common stock, shares authorized (in shares)	300,000,000	300,000,000
Common stock, shares issued (in shares)	167,660,480	154,335,798
Common stock, shares outstanding (in shares)	167,660,480	151,799,215
Treasury stock, shares (in shares)		2,536,583

XML 21 R5.htm IDEA: XBRL DOCUMENT

Consolidated Statements of Operations - USD ($) shares in Thousands, $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Revenues:			
Total Revenues	$ 856,758	$ 802,874	$ 762,290
Expenses:			
Rental property operating expenses	280,661	266,434	258,371
Reimbursed expenses	634	608	2,024
General and administrative expenses	36,566	32,331	28,319
Interest expense	122,476	105,463	72,537
Depreciation and amortization	365,045	314,897	295,587
Other	2,097	2,128	2,134
Total costs and expenses	807,479	721,861	658,972
Income (loss) from unconsolidated joint ventures	(2,796)	2,299	7,700
Gain on sales of investment in unconsolidated joint ventures	0	0	56,267
Gain (loss) on investment property transactions	98	504	(9)
Gain on extinguishment of debt	0	0	169
Net income	46,581	83,816	167,445
Net income attributable to noncontrolling interests	(619)	(853)	(652)
Net income available to common stockholders	$ 45,962	$ 82,963	$ 166,793
Net income per common share — basic (in usd per share)	$ 0.30	$ 0.55	$ 1.11
Net income per common share — diluted (in usd per share)	$ 0.30	$ 0.55	$ 1.11
Weighted average common shares - basic (in shares)	153,413	151,714	150,113
Weighted average common shares — diluted (in shares)	154,015	152,040	150,419
Dividends declared per common share (in usd per share)	$ 1.28	$ 1.28	$ 1.28
Rental property revenues			
Revenues:			
Total Revenues	$ 847,773	$ 799,047	$ 753,511
Fee income			
Revenues:			
Total Revenues	1,761	1,373	6,119
Other			
Revenues:			
Total Revenues	$ 7,224	$ 2,454	$ 2,660

XML 22 R6.htm IDEA: XBRL DOCUMENT

Consolidated Statements of Comprehensive Income - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Comprehensive income:			
Net income available to common stockholders	$ 45,962	$ 82,963	$ 166,793
Other comprehensive income:			
Unrealized gains on cash flow hedges	2,935	4,357	1,063
Amortization of cash flow hedges	(5,232)	(3,932)	704
Total other comprehensive income (loss)	(2,297)	425	1,767
Total comprehensive income	$ 43,665	$ 83,388	$ 168,560

XML 23 R7.htm IDEA: XBRL DOCUMENT

Consolidated Statements of Equity - USD ($) $ in Thousands	**Total**	**Stockholders' Investment**	**Common Stock**	**Additional Paid-In Capital**	**Treasury Stock**	**Distributions in Excess of Cumulative Net Income**	**Accumulated Other Comprehensive Income (Loss)**	**Nonredeemable Noncontrolling Interests**
Beginning balance at Dec. 31, 2021	$ 4,600,400	$ 4,566,770	$ 151,273	$ 5,549,308	$ (148,473)	$ (985,338)	$ 0	$ 33,630
Increase (Decrease) in Stockholders' Equity [Roll Forward]								
Net income	167,445	166,793				166,793		652
Other comprehensive income (loss)	1,767	1,767					1,767	
Common stock sold, net of issuance costs	103,120	103,120	2,632	100,488				
Common stock issued pursuant to stock based compensation	1,124	1,124	120	(312)	1,316			
Amortization of stock based compensation, net of forfeitures	8,475	8,475	(6)	8,481				
Acquisition of partners' noncontrolling interest	(43,387)	(27,638)		(27,638)				(15,749)
Contributions from noncontrolling interests	2,866							2,866
Distributions to noncontrolling interests	(114)							(114)
Common dividends	(194,747)	(194,747)				(194,747)		
Ending balance at Dec. 31, 2022	4,646,949	4,625,664	154,019	5,630,327	(147,157)	(1,013,292)	1,767	21,285
Increase (Decrease) in Stockholders' Equity [Roll Forward]								
Net income	83,816	82,963				82,963		853
Other comprehensive income (loss)	425	425					425	
Common stock issued pursuant to stock based compensation	(64)	(64)	320	(1,845)	1,461			
Amortization of stock based								

compensation, net of forfeitures	10,224	10,224	(3)	10,227				
Contributions from noncontrolling interests	3,115							3,115
Distributions to noncontrolling interests	(1,091)							(1,091)
Common dividends	(195,061)	(195,061)				(195,061)		
Ending balance at Dec. 31, 2023	4,548,313	4,524,151	154,336	5,638,709	(145,696)	(1,125,390)	2,192	24,162
Increase (Decrease) in Stockholders' Equity [Roll Forward]								
Net income	46,581	45,962				45,962		619
Other comprehensive income (loss)	(2,297)	(2,297)					(2,297)	
Common stock sold, net of issuance costs	467,689	467,689	15,500	452,189				
Common stock issued pursuant to stock based compensation	(869)	(869)	361	(1,230)				
Amortization of stock based compensation, net of forfeitures	13,161	13,161	0	13,161				
Retirement of Treasury Stock	0		(2,537)	(143,159)	145,696			
Contributions from noncontrolling interests	24							24
Distributions to noncontrolling interests	(1,316)							(1,316)
Common dividends	(201,119)	(201,119)				(201,119)		
Ending balance at Dec. 31, 2024	$ 4,870,167	$ 4,846,678	$ 167,660	$ 5,959,670	$ 0	$ (1,280,547)	$ (105)	$ 23,489

XML 24 R8.htm IDEA: XBRL DOCUMENT

Consolidated Statements of Equity (Parenthetical) - $ / shares	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Statement of Stockholders' Equity [Abstract]			
Common dividends per share (in usd per share)	$ 1.28	$ 1.28	$ 1.28

XML 25 R9.htm IDEA: XBRL DOCUMENT

Consolidated Statements of Cash Flows - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
CASH FLOWS FROM OPERATING ACTIVITIES:			
Net income	$ 46,581	$ 83,816	$ 167,445
Adjustments to reconcile net income to net cash provided by operating activities:			
Gain on sales of investments in unconsolidated joint ventures	0	0	(56,267)
Loss (gain) on investment property transactions	(98)	(504)	9
Depreciation and amortization	365,045	314,897	295,587
Amortization of deferred financing costs, debt premiums, and debt discounts, net	4,027	4,142	(99)
Equity-classified stock-based compensation expense, net of forfeitures	14,788	11,966	10,138
Effect of non-cash adjustments to rental revenues	(58,591)	(48,068)	(41,731)
Loss (income) from unconsolidated joint ventures	2,796	(2,299)	(7,700)
Operating distributions from unconsolidated joint ventures	3,611	3,664	5,399
Loss on extinguishment of debt	0	0	(169)
Changes in other operating assets and liabilities, net of acquisitions:			
Change in receivables and other assets, net	(2,130)	(7,725)	1,723
Change in operating liabilities, net	24,204	8,473	(9,169)
Net cash provided by operating activities	400,233	368,362	365,166
CASH FLOWS FROM INVESTING ACTIVITIES:			
Capital expenditures	(252,731)	(279,519)	(342,241)
Property acquisitions	(837,953)	0	0
Purchase of investments in real estate debt, net	(167,219)	0	0
Return of capital distributions from unconsolidated joint ventures	0	10,924	16,805
Contributions to unconsolidated joint ventures	(47,496)	(31,388)	(47,894)
Proceeds from investment property sales, net	(3)	4,248	0
Proceeds from sale of interest in unconsolidated joint ventures, net	0	0	38,831
Net cash used in investing activities	(1,305,402)	(295,735)	(334,499)
CASH FLOWS FROM FINANCING ACTIVITIES:			
Proceeds from credit facility	1,448,300	382,900	428,700
Repayment of credit facility	(1,521,068)	(254,400)	(600,600)
Bond issuance, net of original issue discount	896,392	0	0
Proceeds from term loans	0	0	400,000
Repayment of term loans	(100,000)	0	0
Proceeds from mortgages	0	0	42,118
Repayment of mortgages	(79,085)	(8,273)	(168,401)
Repurchase of shares withheld for taxes on restricted stock vestings	(1,111)	0	0
Payment of deferred financing costs	(8,221)	(71)	(8,231)
Issuance of common stock	468,004	0	103,120
Proceeds from sale of treasury stock	0	443	514
Common dividends paid	(195,413)	(194,348)	(192,275)
Contributions from noncontrolling interests	24	3,115	2,866
Distributions to noncontrolling interests	(1,351)	(1,091)	(114)
Acquisition of partner's noncontrolling interest	0	0	(43,387)
Net cash provided by (used in) financing activities	906,471	(71,725)	(35,690)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,302	902	(5,023)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	6,047	5,145	10,168
CASH AND CASH EQUIVALENTS AT END OF PERIOD	$ 7,349	$ 6,047	$ 5,145

XML 26 R10.htm IDEA: XBRL DOCUMENT

DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION	**12 Months Ended**
	Dec. 31, 2024
Organization, Consolidation and Presentation of Financial Statements [Abstract]	
DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION	

DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION

Description of Business: Cousins Properties Incorporated (“Cousins”), a Georgia corporation, is a fully integrated, self-administered, and self-managed real estate investment trust (“REIT”). Cousins conducts substantially all of its business through Cousins Properties LP ("CPLP"). Cousins owns in excess of 99% of CPLP and consolidates CPLP. CPLP wholly owns Cousins TRS Services LLC ("CTRS") a taxable entity which owns and manages its own real estate portfolio and performs certain real estate-related services.

Cousins, CPLP, CTRS, and their subsidiaries (collectively, the “Company”) develop, acquire, lease, manage, and own primarily Class A office properties and opportunistic mixed-use developments in the Sun Belt markets of the United States with a focus on Atlanta, Austin, Tampa, Charlotte, Phoenix, Dallas, and Nashville. Cousins has elected to be taxed as a REIT and intends to, among other things, distribute at least 100% of its net taxable income to stockholders, thereby eliminating any liability for federal income taxes under current law. Therefore, the results included herein do not include a federal income tax provision for Cousins. As of December 31, 2024, the Company’s portfolio of real estate assets consisted of interests in 20.6 million square feet of office space and 467,000 square feet of other space.

Basis of Presentation: The consolidated financial statements include the accounts of the Company and its consolidated partnerships and wholly-owned subsidiaries. Intercompany transactions and balances have been eliminated in consolidation. The Company presents its financial statements in accordance with accounting principles generally accepted in the United States (“GAAP”) as outlined in the

Financial Accounting Standard Board's Accounting Standards Codification (the "Codification" or "ASC"). The Codification is the single source of authoritative accounting principles applied by nongovernmental entities in the preparation of financial statements in conformity with GAAP.

The Company evaluates all partnerships, joint ventures, and other arrangements with variable interests to determine if the entity or arrangement qualifies as a variable interest entity ("VIE") as defined in the Codification. If the entity or arrangement qualifies as a VIE and the Company is determined to be the primary beneficiary, the Company is required to consolidate the assets, liabilities, and results of operations of the VIE. The Company had no investments or interests in any VIEs as of December 31, 2024 or 2023

XML 27 R11.htm IDEA: XBRL DOCUMENT

SIGNIFICANT ACCOUNTING POLICIES	12 Months Ended
	Dec. 31, 2024
Accounting Policies [Abstract]	
SIGNIFICANT ACCOUNTING POLICIES	

SIGNIFICANT ACCOUNTING POLICIES

Real Estate Assets

Cost Capitalization: Costs related to planning, developing, leasing, and constructing a property, including costs of personnel working directly on projects under development or redevelopment, are capitalized. In addition, the Company capitalizes interest to qualifying assets under development or redevelopment based on average accumulated expenditures outstanding during the period. In capitalizing interest to qualifying assets, the Company uses the interest incurred on specific project debt, if any. If there is no specific project debt, the Company uses its weighted average interest rate for non-project specific debt. The Company also capitalizes interest to investments in entities accounted for under the equity method when the entity has property under development or redevelopment with a carrying value in excess of the entity's borrowings. To the extent debt exists within an unconsolidated joint venture during the construction period, the venture capitalizes interest on that venture-specific debt.

The Company capitalizes interest, real estate taxes, and certain operating expenses on the unoccupied portion of development or redevelopment properties, which have ongoing construction of tenant improvements, until the earlier of the date on which the development project achieves 90% economic occupancy or one year from cessation of major construction activity.

Impairment: We review our real estate assets on an asset group basis for impairment. This review includes our operating properties, properties under development, and land holdings.

The first step in this process is to determine whether an asset is considered to be held-for-investment or held-for-sale, in accordance with accounting guidance. In order to be considered a real estate asset held-for-sale, we must, among other things, have the authority to commit to a plan to sell the asset in its current condition, have commenced the plan to sell the asset, and have determined that it is probable that the asset will sell within one year. If we determine that an asset is held-for-sale, we record an impairment loss if the fair value less costs to sell is less than the carrying amount. There were no held-for-sale buildings as of December 31, 2024, or 2023, and no impairments of held-for-sale buildings during any periods presented in the accompanying statement of operations. All real estate assets not meeting the held-for-sale criteria are considered to be held-for-investment.

In the impairment analysis for assets held-for-investment, we must determine whether there are indicators of impairment. For operating properties, these indicators could include a significant decline in a property's leasing percentage, a current period operating loss or negative cash flows combined with a history of losses at the property, a decline in lease rates for that property or others in the property's market, a significant change in the market value of the property, an adverse change in the financial condition of significant tenants, or a significant decrease in the estimated hold period. If indicators of impairment exist, we test for recoverability of the asset group's book value.

When testing for recoverability of asset groups held-for-investment, projected undiscounted cash flows are used over its expected hold period. If the expected hold period includes some likelihood of shorter-term hold period from a potential sale, the probability of a sale is layered into the analysis. If any building's held-for-investment analysis were to fail this recoverability test, its book value would be written down to its then current estimated fair value, before any selling expense, and that building would continue to depreciate over its remaining useful life. None of the Company's held-for-investment buildings were impaired during any periods presented in the accompanying statement of operations.

For projects under development, indicators could include material budget overruns, significant delays in construction, occupancy, or stabilization timing, regulatory changes or economic trends that have a significant impact on the market, or an adverse change in the financial condition of significant future tenants. None of the Company's projects under development were impaired during any periods presented in the accompanying statement of operations.

For land holdings, indicators could include an overall decline in the market value of land in the region, regulatory changes that impact ability to develop the land, a decline in development activity for the intended use of the land, or other adverse economic and market conditions. None of the Company's investments in land, including any accumulated predevelopment costs, were impaired during any periods presented in the accompanying statement of operations.

The Company may record impairment charges in future periods if the economy and the office industry weakens, the operating results of individual buildings are materially different from our forecasts, or we shorten our contemplated holding period for any operating buildings.

Acquisition of Real Estate Assets: The Company evaluates all real estate acquisitions to determine if the transactions qualify as an acquisition of assets or of a business. If the Company determines that substantially all of the fair value is concentrated in a single identifiable asset or group of similar assets, the Company will account for the acquisition as an acquisition of assets and not a business. If the Company determines that there is no single asset or group of assets that make up substantially all of the fair value of gross assets acquired, the Company must determine whether the acquired set of assets includes an input and a substantive process that together significantly contribute to the ability to create output. Based on the facts of the transactions and guidance in ASC 805, if the Company determines that an input and substantial processes that create an output are present, the Company will account for the acquisition as an acquisition of a business.

For asset acquisitions, the Company records the acquired tangible and intangible assets and assumed liabilities based on each asset and liability's relative fair value at the acquisition date to the total purchase price plus capitalized acquisition costs. For acquisitions that are accounted for as an acquisition of a business, the Company records the acquired tangible and intangible assets and assumed liabilities at fair value at the acquisition date, excluding any acquisition costs, which are expensed as incurred. The acquired assets and assumed liabilities for an operating property acquisition generally include but are not limited to: land, buildings and improvements, and identified tangible and intangible assets and liabilities associated with in-place leases, including tenant improvements, leasing costs, value of above-market and below-market tenant leases, value of above-market and below-market ground leases, and acquired in-place lease values.

The fair value of land is derived from comparable sales of land within the same submarket and/or region. The fair value of buildings and improvements, tenant improvements, and leasing costs are based upon current market replacement costs and other relevant market rate information.

The fair value of the above-market or below-market component of an acquired lease is based upon the present value (calculated using a market discount rate) of the difference between (i) the contractual rents to be paid pursuant to the lease over its remaining term, and (ii) management's estimate of the rents that would be paid using fair market rental rates and rent escalations at the date of acquisition over the remaining term of the lease. The amounts recorded for above-market and below-market ground leases are included in intangible liabilities and intangible assets, respectively, and are amortized on a straight-line basis into rental property revenues over the remaining terms of the applicable leases.

The fair value of acquired in-place leases is derived based on management's assessment of lost revenue and costs incurred for the period required to lease the "assumed vacant" property to the occupancy level when purchased. The amount recorded for acquired in-place leases is included in intangible assets and amortized as an increase to depreciation and amortization expense over the remaining term of the applicable leases.

Depreciation and Amortization: Real estate assets are stated at depreciated cost less impairment, if any. Buildings are depreciated over their estimated useful lives, which range generally from 30 to 40 years. The life of a particular building depends upon a number of factors including whether the building was developed or acquired, and the condition of the building upon acquisition, and the Company's future plans for the building. Furniture, fixtures, and equipment are depreciated over their estimated useful lives of three to five years. Tenant improvements, leasing costs, and leasehold improvements are generally amortized over the term of the applicable leases or the estimated useful life of the assets, whichever is shorter. The Company accelerates the depreciation of tenant improvements if it estimates that the lease term will end prior to the expiration date, absent any expectation that the tenant improvements will be used by a successor tenant. This acceleration may occur if a tenant enters into a termination agreement with the Company (or exercises a termination right, if any, under its lease) files for bankruptcy, vacates its premises, or defaults in another manner outlined in its lease. Deferred expenses are amortized over the period of estimated benefit. The Company uses the straight-line method for all depreciation and amortization.

Investment in Real Estate Debt

The Company has elected the fair value option in accounting for its investments in real estate debt. The Company evaluates the fair value of these receivables in accordance with the accounting standards for fair value accounting, measuring the receivables on a stand-alone basis using recently executed market transactions (Level 2 input) or, when that is not available, a market valuation based on the assumptions of potential market participants. The rates and ranges used in a market valuation are considered Level 3 inputs under the fair value hierarchy. Interest income earned and any unrealized gain or loss associated with holding these investments at fair value is recorded as a component of other income on the Company's consolidated statement of operations. Acquisition costs associated with these loans are expensed as incurred.

Investment in Joint Ventures

For joint ventures that the Company does not control, but over which it exercises significant influence, the Company uses the equity method of accounting. The Company's judgment with regard to its level of influence or control of an entity involves consideration of various factors including the form of its ownership interest; its representation in the entity's governance; its ability to participate in policy-making decisions; and the rights of other investors to participate in the decision-making process, to replace the Company as manager, and/or to liquidate the venture. These ventures are recorded at cost and adjusted for equity (losses) in earnings and cash contributions and distributions. Any difference between the carrying amount of these investments on the Company's consolidated balance sheet and the underlying equity in net assets on the joint venture's balance sheet is primarily related to capitalized interest and certain employees' salaries during development stages of the joint venture's property and is adjusted as the related underlying assets are depreciated, amortized, or sold. The Company generally allocates income and loss from an unconsolidated joint venture based on the venture's distribution priorities, which may be different from its stated ownership percentage.

The Company evaluates the recoverability of its investment in unconsolidated joint ventures in accordance with accounting standards for equity investments by first reviewing each investment for any indicators of impairment. If indicators are present, the Company estimates the fair value of the investment. If the carrying value of the investment is greater than the estimated fair value, management makes an assessment of whether the impairment is "temporary" or "other-than-temporary." In making this assessment, management considers the following: (i) the length of time and the extent to which fair value has been less than cost, (ii) the financial condition and near-term prospects of the entity, and (iii) the Company's intent and ability to retain its interest long enough for a recovery in market value. If management concludes that the impairment is "other than temporary," the Company reduces the investment to its estimated fair value. There were no impairments recorded in our investments in joint ventures during the years presented in the accompanying statement of operations.

Noncontrolling Interest

The Company consolidates CPLP and certain joint ventures in which it owns a controlling interest. In cases where the entity's documents do not contain a required redemption clause, the Company records the partner's share of the entity in the equity section of the balance sheets in nonredeemable noncontrolling interests. In cases where the entity's documents contain a provision requiring the Company to purchase the partner's share of the venture at a certain value upon demand or at a future date, if any, the Company records the partner's share of the entity in redeemable noncontrolling interests on the balance sheets. The outside partners' interests in CPLP are redeemable on a one-for-one basis, upon demand, into shares of common stock of the Company or, at the Company's sole discretion, into the cash equivalent of such share of common stock. Therefore, noncontrolling interests associated with CPLP are considered nonredeemable noncontrolling interests. The noncontrolling partners' share of all consolidated entities' income is reflected in net income attributable to noncontrolling interest on the statements of operations.

Revenue Recognition

Rental Property Revenues: The Company recognizes contractual revenues from leases on a straight-line basis over the term of the respective lease. Our leases regularly include allowances for tenant improvements. If we determine the improvements are our assets, we capitalize the cost of the improvements and recognize depreciation expense associated with such improvements over the shorter of the estimated useful life or the term of the lease. If the improvements are tenant assets, we defer the cost of improvements funded by us as a lease incentive asset and amortize it as a reduction of rental revenue over the term of the lease. Our determination of whether improvements are our assets or tenant assets also affects when we commence revenue recognition in connection with a lease. The Company records deferred revenue for the portion of company owned tenant improvements funded by or reimbursed by tenants and amortizes this amount on a straight-line basis into rental income over the term of the related lease. As of December 31, 2024 and 2023, the Company had unamortized deferred income related to tenant-funded tenant improvements of $228.4 million and $141.0 million, respectively, included in deferred income on the consolidated balance sheets. During 2024, 2023, and 2022, the Company recognized $28.4 million, $20.0 million, and $11.2 million, respectively, in revenues related to the amortization of tenant-funded tenant improvements.

Certain leases also provide for percentage rents based upon the level of sales achieved by the lessee. Percentage rents are recognized once the specified sales target is achieved. In addition, leases typically provide for reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses to the Company. Operating expense reimbursements are recognized as the related expenses are incurred. During 2024, 2023, and 2022, the Company recognized $176.7 million, $163.2 million, and $160.7 million, respectively, in revenues from tenants related to operating expense reimbursements.

For all tenant-related accounts receivable, the Company records reserves as an estimate of specific accounts not probable of collection. Those estimates are based on the age of the receivable, tenant's credit and business risk, history of payment, and other factors considered by management.

Fee Income: The Company recognizes development, management, and leasing fees as it satisfies the related performance obligations under the respective contracts. The Company recognizes development and leasing fees received from investments in unconsolidated joint ventures and related salaries and other direct costs incurred by the Company as income and expense based on the percentage of the joint venture which the Company does not own. Correspondingly, the Company adjusts its investment in unconsolidated joint ventures when fees are paid to the Company by a joint venture in which the Company has an ownership interest.

Gain on Investment Property Transactions: The Company recognizes a gain on the sale of investment property at the time the buyer obtains control of the investment property. If the Company maintains any continuing involvement with the investment property, that continuing involvement is considered to be one or more additional performance obligations and additional gains or losses will be recognized as these performance obligations are satisfied.

When the Company gains control of a previously unconsolidated investment accounted for under the equity method of accounting, it records a gain for the difference between the carrying value of its

equity method investment and the fair value of that investment on the date control is gained.

Income Taxes

The Company has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended (the "Code"). To qualify as a REIT, the Company must distribute annually at least 90% of its adjusted taxable income, as defined in the Code, to its stockholders and satisfy certain other organizational and operating requirements. It is management's current intention to adhere to these requirements and maintain the Company's REIT status. As a REIT, the Company generally will not be subject to federal income tax at the corporate level on the taxable income it distributes to its stockholders. If the Company fails to qualify as a REIT in any taxable year, it will be subject to federal income taxes at regular corporate rates and may not be able to qualify as a REIT for four subsequent taxable years. The Company may be subject to certain state and local taxes on its income and property, and to federal income taxes on its undistributed taxable income.

CTRS is a C-Corporation for federal income tax purposes and uses the liability method for accounting for income taxes. Tax return positions are recognized in the financial statements when they are "more-likely-than-not" to be sustained upon examination by the taxing authority. Deferred income tax assets and liabilities result from temporary differences. Temporary differences are differences between the tax bases of assets and liabilities and their reported amounts in the financial statements that will result in taxable or deductible amounts in future periods. A valuation allowance may be placed on deferred income tax assets, if it is determined that it is more likely than not that a deferred tax asset may not be realized.

Stock Compensation

The Company accounts for stock-based employee compensation using the fair value measurement method. We classify share-based payment awards granted in exchange for employee services as either equity awards or liability awards. All current stock-based compensation are equity-classified awards that are measured based on the fair value on the date of grant, and the Company has no liability awards outstanding as of December 31, 2024 or 2023. The value of all of the Company's share-based awards is recognized over the period during which an employee is required to provide services in exchange for the award - the requisite service period (usually the vesting period). No compensation costs are recognized for awards for which employees do not complete the requisite service period.

Derivative Financial Instruments

The Company manages its exposure to interest rate risk associated with its floating-rate debt using derivative financial instruments, specifically interest rate swaps. The current interest rate swaps are cash flow hedges involving the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount.

The Company does not hold or issue derivative financial instruments for trading or speculative purposes. Derivatives are carried at fair value on the balance sheet as either other assets or other liabilities. If the hedging instrument is designated as a cash flow hedge and is determined to be highly effective, any gain or loss from changes in the fair value of the hedging instruments are reported as a component of other comprehensive income included in the equity section of the balance sheet. When the forecasted transaction occurs, the effective portion of the gain or loss on the hedge is reclassified from other comprehensive income to interest expense on the income statement.

The Company regularly assesses the effectiveness of the hedge relationships between the hedging instrument and the underlying exposure being hedged. The Company also regularly assesses the effectiveness of its risk management strategies and its use of derivative financing instruments.

Earnings per Share

Net income per share-basic is calculated as net income available to common stockholders divided by the weighted average number of common shares outstanding during the period, including unvested restricted stock which has nonforfeitable dividend rights. Net income per share-diluted is calculated as net income available to common stockholders plus noncontrolling interests in CPLP divided by the diluted weighted average number of common shares outstanding during the period. Diluted weighted average number of common shares uses the same weighted average common share number as in the basic calculation and adds the potential dilution that would occur if (i) the outside units in CPLP were converted into the Company's common stock, (ii) any forward sales contracts of our common stock were settled, and (iii) equity-based restricted stock units ("RSUs") as well as shares to be issued under the Employee Stock Purchase Plan ("ESPP") were vested and settled resulting in additional common shares outstanding, all calculated using the treasury stock method, as applicable. RSUs are dilutive if the shares to be granted (assuming the end of the reporting period is the end of the measurement of any required market and performance achievement) exceed the shares assumed to be repurchased under the treasury stock method (using related unamortized compensation costs as proceeds). Shares to be issued under the ESPP are dilutive if the estimated shares to be purchased under the plan based on current enrollment elections exceed the shares assumed to be repurchased under the treasury stock method (using both employee ESPP contributions and related unamortized compensation costs as proceeds).

Cash and Cash Equivalents

Cash and cash equivalents include unrestricted cash and highly-liquid money market instruments. Highly-liquid money market instruments include securities and repurchase agreements with original maturities of three months or less, money market mutual funds, and United States Treasury Bills with maturities of 30 days or less.

Restricted Cash

Restricted cash primarily includes escrow accounts held by lenders for reserves or funds to pay real estate taxes, if any. The Company did not have any restricted cash as of December 31, 2024 or 2023.

Determination of Fair Values

The Company uses fair values in the preparation of the financial statements and related footnote disclosures under the Fair Value Hierarchy prescribed by GAAP. The hierarchy is used for recording fair value of investments in real estate debt (see note 5), disclosing fair values of debt as of the balance sheet date (see note 9), and recording cash flow hedges (see note

10). The determinations of fair value for investments in real estate debt are made based on Level 3 inputs when Level 2 inputs are not available. Determinations of fair value of debt and for recording of cash flow hedges are based on Level 2 inputs. Inputs are described more fully in the respective footnotes. Fair values used for stock compensation are based on the assumptions and methodologies described in note 15 and are excepted from the Fair Value Hierarchy disclosure requirements.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

XML 28 R12.htm IDEA: XBRL DOCUMENT

REAL ESTATE

	12 Months Ended Dec. 31, 2024
Real Estate [Abstract]	
REAL ESTATE	REAL ESTATE

In December 2024, the Company acquired Sail Tower in Austin and Vantage South End in Charlotte. The assets acquired and liabilities assumed were recorded at relative fair value as determined by management, with the assistance of third party specialists, based on information available at the acquisition date and on current assumptions to future operations. The following table summarizes the acquisition transactions ($ in thousands):

	Sail Tower	Vantage South End
Closing Purchase Price	$ 521,775	$ 328,500
Acquisition Date	December 2024	December 2024
Square Feet	804,000	639,000
Market	Austin	Charlotte
Purchase Price Allocation		
Tangible assets		
Operating properties	$ 578,576	$ 299,305
Intangible and other assets		
In-place leases (1)	48,497	29,885
Above market leases (1)	—	4,898
Prepaid expenses	28	78
	48,525	34,861
Intangible and other liabilities		
Below market leases (1)	(72,369)	(5,124)
Tenant allowance payable	(32,238)	—
Accounts payable and other liabilities	(11,270)	(1,705)
	(115,877)	(6,829)
Total net assets acquired (2)	$ 511,224	$ 327,337

(1) The intangible assets and liabilities will be amortized over a weighted average remaining lease term of 11 years from the acquisition dates.

(2) Represents net purchase price, including acquisition costs of $691,000 and $463,000, as well as net operating liabilities acquired through closing prorations of $11.3 million and $1.7 million for Sail Tower and Vantage South End, respectively.

The Sail Tower purchase price allocation includes a payable to the building's single office tenant for tenant improvements owned by the Company and completed prior to closing. This $32.2 million is due to the tenant in June 2025 and is included in accounts payable and accrued expenses on the Company's consolidated balance sheets as of December 31, 2024.

In September 2023, the Company sold a 10.4 acre land parcel in Atlanta for a gross sales price of $4.25 million and recorded a gain of $507,000.

XML 29 R13.htm IDEA: XBRL DOCUMENT

GROUND LEASES

	12 Months Ended Dec. 31, 2024
Leases [Abstract]	
GROUND LEASES	GROUND LEASES

At December 31, 2024, the Company had four properties subject to operating ground leases with a weighted average remaining term of 76 years. At December 31, 2024, the Company had right-of-use assets from operating ground leases of $45.2 million included in operating properties or land on the consolidated balance sheet. At December 31, 2024, the Company had lease liabilities for operating ground leases of $50.0 million included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at December 31, 2024 was 4.3%. In February 2024, the Company paid $3.8 million under the provisions of a finance ground lease to purchase the fee interest in land previously controlled by the Company through that lease. At December 31, 2024, the Company had no right-of-use assets or liabilities related to finance ground leases.

At December 31, 2023, the Company had four properties subject to operating ground leases with a weighted average remaining lease term of 77 years and one finance ground lease with a remaining term of two years. At December 31, 2023, the Company had right-of-use assets from operating ground leases of $45.5 million included in operating properties or land on the consolidated balance sheet and right-of-use assets from finance ground leases of $3.7 million included in land on the consolidated balance sheet. At December 31, 2023, the Company had lease liabilities for operating and finance ground leases of $49.8 million and $3.6 million, respectively, included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at December 31, 2023 was 4.3%.

Rental payments on these ground leases are adjusted periodically based on either the Consumer Price Index, changes in developed square feet on the underlying leased asset, or on a pre-determined schedule. The monthly payments on a pre-determined schedule are recognized on a straight-line basis over the terms of the respective leases while payments resulting from changes in the Consumer Price Index or future development are reflected in the statement of operations at the time of the change.

For the years ended December 31, 2024, 2023, and 2022, the Company recognized operating ground lease expense of $2.8 million, $2.9 million, and $2.9 million, respectively. For the years ended December 31, 2024 and 2023, the Company had $128,000 and $155,000, respectively, of variable lease expenses related to ground lease expense. For the year ended December 31, 2022, the Company had no variable lease expenses related to ground lease expense. Additionally, the Company recognized interest expense related to finance ground leases of $27,000, $162,000, and $162,000 in 2024, 2023, and 2022, respectively. For each of the years ended December 31, 2024, 2023, and 2022, the Company paid $2.1 million in cash related to operating ground leases and, excluding the purchase of fee interest noted above, made $39,000, $162,000, and $162,000 in cash payments related to financing ground leases, respectively.

The following table represents the undiscounted cash flows of our scheduled obligations for future minimum payments for ground leases as of December 31, 2024, with a reconciliation of these cash flows to the related ground lease liabilities in accordance with ASC 842 ($ in thousands):

	Operating Ground Leases
2025	$ 1,958
2026	2,006
2027	2,010
2028	2,022
2029	2,022
Thereafter	169,268
	$ 179,286
Discount	(129,283)
Lease liability	$ 50,003

GROUND LEASES

GROUND LEASES

At December 31, 2024, the Company had four properties subject to operating ground leases with a weighted average remaining term of 76 years. At December 31, 2024, the Company had right-of-use assets from operating ground leases of $45.2 million included in operating properties or land on the consolidated balance sheet. At December 31, 2024, the Company had lease liabilities for operating ground leases of $50.0 million included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at December 31, 2024 was 4.3%. In February 2024, the Company paid $3.8 million under the provisions of a finance ground lease to purchase the fee interest in land previously controlled by the Company through that lease. At December 31, 2024, the Company had no right-of-use assets or liabilities related to finance ground leases.

At December 31, 2023, the Company had four properties subject to operating ground leases with a weighted average remaining lease term of 77 years and one finance ground lease with a remaining term of two years. At December 31, 2023, the Company had right-of-use assets from operating ground leases of $45.5 million included in operating properties or land on the consolidated balance sheet and right-of-use assets from finance ground leases of $3.7 million included in land on the consolidated balance sheet. At December 31, 2023, the Company had lease liabilities for operating and finance ground leases of $49.8 million and $3.6 million, respectively, included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at December 31, 2023 was 4.3%.

Rental payments on these ground leases are adjusted periodically based on either the Consumer Price Index, changes in developed square feet on the underlying leased asset, or on a pre-determined schedule. The monthly payments on a pre-determined schedule are recognized on a straight-line basis over the terms of the respective leases while payments resulting from changes in the Consumer Price Index or future development are reflected in the statement of operations at the time of the change.

For the years ended December 31, 2024, 2023, and 2022, the Company recognized operating ground lease expense of $2.8 million, $2.9 million, and $2.9 million, respectively. For the years ended December 31, 2024 and 2023, the Company had $128,000 and $155,000, respectively, of variable lease expenses related to ground lease expense. For the year ended December 31, 2022, the Company had no variable lease expenses related to ground lease expense. Additionally, the Company recognized interest expense related to finance ground leases of $27,000, $162,000, and $162,000 in 2024, 2023, and 2022, respectively. For each of the years ended December 31, 2024, 2023, and 2022, the Company paid $2.1 million in cash related to operating ground leases and, excluding the purchase of fee interest noted above, made $39,000, $162,000, and $162,000 in cash payments related to financing ground leases, respectively.

The following table represents the undiscounted cash flows of our scheduled obligations for future minimum payments for ground leases as of December 31, 2024, with a reconciliation of these cash flows to the related ground lease liabilities in accordance with ASC 842 ($ in thousands):

	Operating Ground Leases
2025	$ 1,958
2026	2,006
2027	2,010
2028	2,022
2029	2,022
Thereafter	169,268
	$ 179,286
Discount	(129,283)
Lease liability	$ 50,003

XML 30 R14.htm IDEA: XBRL DOCUMENT

INVESTMENTS IN REAL ESTATE DEBT	12 Months Ended Dec. 31, 2024
Investments, All Other Investments [Abstract]	

INVESTMENTS IN REAL ESTATE DEBT

INVESTMENTS IN REAL ESTATE DEBT

In the second quarter of 2024, the Company acquired two mezzanine real estate loans for $27.2 million, which are subordinated to the first priority mortgage loans. These loans have a weighted average spread in excess of Term Secured Overnight Financing Rate ("SOFR") of 8.68%. The borrowers have additional borrowing capacity under these loans, for which the Company funded $2.0 million during the year ended December 31, 2024. The Company's unfunded share of additional borrowing capacity is $7.8 million as of December 31, 2024.

In the fourth quarter of 2024, the Company acquired one mortgage loan at par for $138.0 million. This mortgage was secured by Saint Ann Court, a 320,000 square foot office property in Dallas, had a maturity of December 7, 2024, and had a spread in excess of SOFR of 3.66%. Subsequent to year end, on January 7, 2025, the borrower repaid the $138.0 million loan and paid the interest in full. For the period from the maturity date through repayment, the loan incurred additional default interest of 5%.

The details of these real estate debt investments as of December 31, 2024 are as follows ($ in thousands):

Collateral	Carrying Value and Fair Value	Variable Rate (1)		Maturity Date
110 East - Pledge of equity interests (2) Charlotte, NC, Office Building	$ 16,559	13.40 %		February 2026
Radius - Pledge of equity interests (2) Nashville, TN, Office Building	12,660	12.65 %		June 2025
Saint Ann - Pledge of asset Dallas, TX, Office Building	138,000	8.06 %	(3)	December 2024
	$ 167,219			

(1) Represents the variable interest rate at December 31, 2024, including a SOFR base rate of 4.40%.

(2) The first priority lender of these two mortgage loans had a combined balance of $152.7 million as of December 31, 2024.

(3) Excludes the additional default of interest of 5% in effect from December 7, 2024, through the January 7, 2025 payoff.

The Company did not have any investment in real estate debt as of December 31, 2023 or 2022. Each loan provides the borrower with an opportunity to extend the maturity date, subject to certain conditions. The extended maturity dates are February 2027 on the 110 East loan and June 2026 on the Radius loan.

For the year ended December 31, 2024, the Company believes the fair value of the investments in real estate debt approximates its invested carrying value and, therefore, did not record any unrealized gain or loss on its investments in real estate debt based on these recent executed market transactions (Level 2). In subsequent periods, the Company may make adjustments to the carrying values of these loan investments if any are required through application of the fair value hierarchy provided for under GAAP.

XML 31 R15.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES	12 Months Ended Dec. 31, 2024
Equity Method Investments and Joint Ventures [Abstract]	

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES

The following information summarizes financial data and principal activities of the Company's unconsolidated joint ventures. The information included in the following table entitled summary of financial position is as of December 31, 2024 and 2023 ($ in thousands).

SUMMARY OF FINANCIAL POSITION

	Total Assets		Total Liabilities		Total Equity (Deficit)		Company's Investment	
	2024	2023	2024	2023	2024	2023	2024	2023
Operating Properties:								
AMCO 120 WT Holdings, LLC	**$ 74,984**	$ 80,694	**$ 1,254**	$ 2,052	**$ 73,730**	$ 78,642	**$ 13,503**	$ 14,506
Crawford Long - CPI, LLC	**19,306**	22,001	**83,571**	84,563	**(64,265)**	(62,562)	**(31,626)** (1)	(31,066) (1)
Neuhoff Holdings LLC	**573,495**	477,780	**306,055**	251,477	**267,440**	226,303	**150,376**	124,543
TL CO Proscenium JV, LLC	**86,517**	—	**3,889**	—	**82,628**	—	**16,768**	—
Land:								
715 Ponce Holdings LLC	**9,442**	9,325	**57**	1	**9,385**	9,324	**4,831**	4,782
	$ 763,744	$ 589,800	**$ 394,826**	$ 338,093	**$ 368,918**	$ 251,707	**$ 153,852**	$ 112,765

(1) These negative balances are included in deferred income on the consolidated balance sheets.

The information included in the summary of operations table is for the years ended December 31, 2024, 2023, and 2022 ($ in thousands).

SUMMARY OF OPERATIONS

	Total Revenues			Net Income (Loss)			Company's Income (Loss) from Investment		
	2024	2023	2022	2024	2023	2022	2024	2023	2022
Operating Properties:									
AMCO 120 WT Holdings, LLC	**$ 10,947**	$ 11,407	$ 10,844	**$ 1,450**	$ 2,822	$ 3,245	**$ 271**	$ 562	$ 632
Crawford Long - CPI, LLC	**13,371**	13,097	13,298	**3,047**	3,692	4,530	**1,393**	1,709	2,117
Neuhoff Holdings LLC (1)	**3,431**	214	140	**(7,203)**	(120)	94	**(4,224)**	(77)	47
TL CO Proscenium JV, LLC	**7,606**	—	—	**(893)**	—	—	**(267)**	—	—
Land:									
715 Ponce Holdings LLC	**177**	268	287	**61**	177	183	**31**	88	91
Sold and Other:									
Carolina Square Holdings LP	**—**	—	12,071	**—**	48	503	**—**	24	164
HICO Victory Center LP	**—**	—	92	**—**	(14)	6,735	**—**	(7)	4,546
Other	**—**	—	28	**—**	—	(12)	**—**	—	103
	$ 35,532	$ 24,986	$ 36,760	**$ (3,538)**	$ 6,605	$ 15,278	**$ (2,796)**	$ 2,299	$ 7,700

(1) The Neuhoff Holdings LLC properties have commenced initial operations, but are not yet stabilized.

Joint Ventures with Operating Properties

AMCO 120 WT Holdings, LLC ("AMCO") — AMCO is a joint venture between the Company, with a 20% interest, and affiliates of AMLI Residential, with an 80% interest, formed to develop, own, and operate 120 West Trinity, a mixed-use property in Decatur, Georgia. The property contains 52,000 square feet of commercial space and 330 apartment units. The assets of the venture in the above table include cash balances of $1.0 million and $1.5 million at December 31, 2024 and 2023, respectively.

Crawford Long—CPI, LLC ("Crawford Long") — Crawford Long is a 50-50 joint venture between the Company and Emory University that owns Emory University Hospital Midtown, a 358,000 square foot medical office building located in Atlanta, Georgia. In May 2023, Crawford Long refinanced the mortgage loan for the Medical Offices at Emory Hospital property. This $83.0 million interest-only mortgage loan has a fixed interest rate of 4.80% and matures in June 2032. The mortgage loan is non-recourse to the Company. However, the Company does provide a customary "non-recourse carve-out guaranty". The total liabilities in the table above include $82.4 million and $82.3 million related to this mortgage loan as of December 31, 2024 and 2023, respectively. The assets of the venture in the above table include

cash balances of $2.0 million and $2.9 million at December 31, 2024 and 2023, respectively.

Neuhoff Holdings LLC ("Neuhoff") — Neuhoff is a 50-50 joint venture between the Company and Neuhoff Acquisition LLC formed for the purpose of developing a $589.1 million mixed-use property in Nashville, Tennessee. The project consists of 450,000 square feet of commercial space and 542 apartment units. The Company made an initial contribution of $35.1 million for its interest in the land and development costs incurred prior to joint venture formation. In addition to the existing assets of the joint venture, Neuhoff also has rights to adjacent parcels for future development. In September 2021, the joint venture closed on a construction loan with a borrowing capacity up to $312.7 million that matures in September 2025 with one 12-month extension, subject to conditions. The Company and its 50-50 partner guarantee their respective halves of the borrower's obligations to pay certain required equity contributions and project carrying costs, as well as timely completion of project construction; and the Company and its partner provide a customary non-recourse carve-out guaranty. In April 2023, the interest rate on the loan changed from the LIBOR to SOFR plus 3.45%, with a minimum rate of 3.60%. Prior to April 2023, the loan bore interest at London Interbank Offering Rate ("LIBOR") plus 3.45%. The total liabilities in the table above include $275.1 million and $219.8 million related to this construction loan as of December 31, 2024 and 2023, respectively. The assets of the venture in the above table include cash balances of $9.9 million and $507,000 at December 31, 2024 and 2023, respectively.

TL CO Proscenium, LLC ("Proscenium") — Proscenium is a joint venture between the Company, with a 20% interest, and Town Lane, with an 80% interest, formed in August 2024 to purchase, own, and operate an office property in Midtown Atlanta, Georgia. In August 2024, concurrent with formation, Proscenium acquired the 525,000 square foot office property for a gross purchase price of $83.3 million, of which the Company funded $16.7 million. The assets of the venture in the above table include a cash balance of $3.3 million at December 31, 2024.

Joint Ventures with Land Holdings

715 Ponce Holdings LLC ("715 Ponce") — 715 Ponce is a 50-50 joint venture between the Company and 715 Acquisition LLC formed for the purpose of a future development in Midtown Atlanta, Georgia. The Company made an initial contribution of $4.0 million for its interest in the land held by the joint venture. The assets of the venture in the above table include a cash balance of $38,000 and $42,000 at December 31, 2024 and 2023, respectively.

Sold and Other Joint Ventures

Carolina Square Holdings LP ("Carolina Square") — Carolina Square was a 50-50 joint venture between the Company and NR 123 Franklin LLC, that owned and operated a mixed-use property in Chapel Hill, North Carolina. In September 2022, the Company sold its 50% interest in Carolina Square to its partner for a gross sales price of $105.0 million. The Company recognized a gain of $56.3 million on the sale of its interest in Carolina Square, net of $179,000 of state income tax.

HICO Victory Center LP ("HICO") — HICO is a joint venture between the Company and Hines Victory Center Associates Limited Partnership ("Hines Victory"), which owned a land parcel in Dallas, Texas. The Company funded 75% of the cost of land while Hines Victory funded 25%. Pursuant to the joint venture agreement, all predevelopment expenditures, other than land, were funded equally by the partners. In June 2022, HICO sold the land parcel for a gross price of $23.1 million. The Company's share of the $6.8 million gain from the transaction was $4.5 million and is included in income from unconsolidated joint ventures on the statements of operations. The Company accounted for its investment in HICO under the equity method because it did not control the activities of the venture.

The Company recognizes development, leasing, and management fees, including salary and expense reimbursements, from unconsolidated joint ventures. For the years ended December 31, 2024, 2023, and 2022, the Company recognized $1.5 million, $1.2 million, and $2.8 million of joint venture management fees, respectively

XML 32 R16.htm IDEA: XBRL DOCUMENT

INTANGIBLE ASSETS AND LIABILITIES

12 Months Ended
Dec. 31, 2024

Goodwill and Intangible Assets Disclosure [Abstract]

INTANGIBLE ASSETS AND LIABILITIES

INTANGIBLE ASSETS AND LIABILITIES

At December 31, 2024 and 2023, intangible assets and liabilities included the following ($ in thousands):

	2024	2023
Intangible Assets:		
In-place leases, net of accumulated amortization of $135,945 and $135,433 in 2024 and 2023, respectively	**$ 139,704**	$ 80,117
Below-market ground leases, net of accumulated amortization of $2,572 and $2,260 in 2024 and 2023, respectively	**16,681**	16,992
Above-market leases, net of accumulated amortization of $24,190 and $24,918 in 2024 and 2023, respectively	**13,930**	11,884
Goodwill	**1,674**	1,674
	$ 171,989	$ 110,667
Intangible Liabilities:		
Below-market leases, net of accumulated amortization of $56,982 and $50,475 in 2024 and 2023	**$ 111,221**	$ 42,193

For the years ended December 31, 2024, 2023, and 2022, the amortization of the above asset and liabilities are recorded as follows ($ in thousands):

	2024	2023	2022
Revenues:			
Rental property revenues, net (Below-market and Above-market leases)	**$ 6,142**	$ 6,876	$ 6,446
Expenses:			
Depreciation and amortization (In-place leases)	**18,793**	21,964	27,458
Rental property operating and other expenses (Below-market ground leases)	**318**	400	411

Aggregate net amortization expense related to intangible assets and liabilities was $13.0 million, $15.5 million, and $21.4 million for the years ended December 31, 2024, 2023, and 2022, respectively. Over the next five years and thereafter, aggregate amortization of these intangible assets and liabilities is anticipated to be as follows ($ in thousands):

	In-Place Leases	Below-Market Ground Leases	Above-Market Leases	Below-Market Leases	Total
2025	$ 21,701	$ 282	$ 2,679	$ (13,709)	$ 10,953
2026	19,348	282	2,291	(12,490)	9,431
2027	16,762	282	1,870	(10,955)	7,959
2028	13,942	282	1,761	(9,808)	6,177
2029	12,548	210	1,496	(9,404)	4,850
Thereafter	55,403	15,343	3,833	(54,855)	19,724
	$ 139,704	$ 16,681	$ 13,930	$ (111,221)	$ 59,094
Weighted average remaining lease term	9 years	62 years	7 years	11 years	

XML 33 R17.htm IDEA: XBRL DOCUMENT

OTHER ASSETS

12 Months Ended
Dec. 31, 2024

Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]

OTHER ASSETS

OTHER ASSETS

At December 31, 2024 and 2023, other assets included the following ($ in thousands):

	2024	2023
Predevelopment costs	**$ 58,224**	$ 56,600
Lease inducements, net of accumulated amortization of $8,181 and $5,860 in 2024 and 2023, respectively	**11,024**	10,537
Furniture, fixtures, and equipment and other deferred costs, net of accumulated depreciation of $20,004 and $18,564 in 2024 and 2023, respectively	**9,491**	10,631
Prepaid expenses and other assets	**4,492**	8,704
Credit Facility deferred financing costs, net of accumulated amortization of $3,416 and $2,131 in 2024 and 2023, respectively	**2,988**	4,273
	$ 86,219	$ 90,745

Predevelopment costs represent amounts that are capitalized related to predevelopment projects on land owned by the Company that has been determined to be probable of future development.

Lease inducements are incentives paid to tenants in conjunction with leasing space, such as moving costs, sublease arrangements of prior space, and other costs. These amounts are amortized into rental revenues over the individual underlying lease terms.

XML 34 R18.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE

12 Months Ended
Dec. 31, 2024

Debt Disclosure [Abstract]

NOTES PAYABLE

NOTES PAYABLE

The following table summarizes the terms of notes payable outstanding at December 31, 2024 and 2023 ($ in thousands):

Description	Interest Rate (1)	Maturity (2)	2024	2023
Unsecured Notes:				
Credit Facility	5.185%	April 2027	**$ 112,332**	$ 185,100
Public Senior Notes	5.875%	October 2034	**500,000**	—
Public Senior Notes	5.375%	February 2032	**400,000**	—
Term Loan (3)	5.433%	September 2025	**400,000**	400,000
Privately Placed Senior Note	3.95%	July 2029	**275,000**	275,000
Term Loan (4)	5.41%	August 2025	**250,000**	350,000
Privately Placed Senior Note	3.91%	July 2025	**250,000**	250,000
Privately Placed Senior Note	3.86%	July 2028	**250,000**	250,000
Privately Placed Senior Note	3.78%	July 2027	**125,000**	125,000
Privately Placed Senior Note	4.09%	July 2027	**100,000**	100,000
			2,662,332	1,935,100
Secured Mortgage Notes:				
Terminus (5)	6.34%	January 2031	**221,000**	221,000
Fifth Third Center	3.37%	October 2026	**122,802**	126,548
Colorado Tower	3.45%	September 2026	**104,080**	106,862
Domain 10	3.75%	November 2024	**—**	72,558
			447,882	526,968
			$ 3,110,214	$ 2,462,068
Unamortized original issue discount			**(3,560)**	—
Unamortized loan costs			**(10,988)**	(4,441)
Total Notes Payable			**$ 3,095,666**	$ 2,457,627

(1) Interest rate as of December 31, 2024.

(2) Weighted average maturity of notes payable outstanding at December 31, 2024 was 4.2 years. Unexercised extension options are not included.

(3) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the first of four available six month extension options. The extension will be effective March 3, 2025.

(4) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the second of four available 180 day extension options. The extension will be effective February 26, 2025.

(5) Represents $123.0 million and $98.0 million non-cross-collateralized mortgages secured by the Terminus 100 and Terminus 200 buildings, respectively.

Credit Facility

On May 2, 2022, the Company entered into a Fifth Amended and Restated Credit Agreement (the "Credit Facility") under which the Company may borrow up to $1 billion if certain conditions are satisfied. The Credit Facility contains financial covenants that require, among other things, the maintenance of unencumbered interest coverage ratio of at least 1.75x; a fixed charge coverage ratio of at least 1.50x; a secured leverage ratio of no more than 50%; and an overall leverage ratio of no more than 60%. The Credit Facility matures on April 30, 2027.

The interest rate applicable to the Credit Facility varies according to the Company's leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.725% and 1.40%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, or (iv) 1.00%, plus a

spread of between 0.00% and 0.40%, based on leverage. In addition to the interest rate, the Credit Facility is also subject to a annual facility fee of 0.125% to 0.30%, depending on the Company's credit rating and leverage ratio, on the entire $1 billion capacity.

In April 2024, the Company notified the administrative agent of the Credit Facility of the Company's receipt of corporate investment grade ratings. These ratings reduced the Credit Facility's Adjusted SOFR spread and facility fee range effective April 17, 2024. Changes in the Company's investment grade ratings may result in additional adjustments to the applicable spread and facility fee. Prior to April 17, 2024, the applicable spread was between 0.90% and 1.40% and the facility fee range was 0.15% to 0.30%, depending on leverage.

At December 31, 2024, the Credit Facility's interest rate spread over Adjusted SOFR was 0.775%, and the facility fee spread was 0.15%. The amount that the Company may draw under the Credit Facility is a defined calculation based on the Company's unencumbered assets and other factors. The total available borrowing capacity under the Credit Facility was $887.7 million at December 31, 2024. The amounts outstanding under the Credit Facility may be accelerated upon the occurrence of any events of default.

Term Loans

On October 3, 2022, the Company entered into a Delayed Draw Term Loan Agreement (the "2022 Term Loan") and borrowed the full $400 million available under the loan. The loan had an initial maturity of March 3, 2025 with four consecutive options to extend the maturity date for an additional six months each. In December 2024, the Company exercised the first of the four six month extension options, extending the maturity date to September 3, 2025. Under the 2022 Term Loan the interest rate applicable varies according to the Company's credit rating and leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.80% and 1.60%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of between 0.00% and 0.65%, based on leverage. The covenants under the 2022 Term Loan are the same as the Credit Facility. At December 31, 2024, the spread over the underlying SOFR rates was 0.85% for the 2022 Term Loan.

On April 19, 2023, the Company entered into a floating-to-fixed rate swap with respect to $200 million of the $400 million 2022 Term Loan through the initial maturity date of March 3, 2025. This swap fixed the underlying SOFR rate at 4.298%. On January 26, 2024, the Company entered into a floating-to-fixed rate swap with respect to remaining $200 million of the $400 million 2022 Term Loan through the initial maturity date of March 3, 2025. This swap fixed the underlying SOFR rate at 4.6675% (see note 10). These two swaps fix the underlying SOFR rate for the full $400 million at a weighted average of 4.483%.

On June 28, 2021, the Company entered into an Amended and Restated Term Loan Agreement (the "2021 Term Loan") that amended the former term loan agreement. Under the 2021 Term Loan, the Company has borrowed $350 million with an initial maturity of August 30, 2024 with four consecutive options to extend the maturity date for an additional 180 days each. In August 2024, the Company paid down $100 million of the $350 million outstanding and exercised the first of our four 180 day extension options, extending the maturity date on the remaining $250 million to February 26, 2025. In December 2024, the Company exercised the second of our four 180 day extension options, extending the maturity date on the remaining $250 million to August 25, 2025. On September 19, 2022, the Company entered into the First Amendment to the 2021 Term Loan. This amendment aligns covenants and available interest rates, including the addition of SOFR, to that of the Credit Facility. Under the terms of this First Amendment the interest rate applicable to the 2021 Term Loan varies according to the Company's credit rating and leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.85% and 1.65%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of between 0.00% and 0.65%, based on leverage. At December 31, 2024, the spread over the underlying SOFR rates was 1.00% for the 2021 Term Loan.

On September 27, 2022, the Company entered into a floating-to-fixed interest rate swap with respect to the $350 million 2021 Term Loan through the initial maturity date of August 30, 2024. This swap effectively fixed the underlying SOFR rate at 4.234% (see note 10). This swap has expired, and the loan has reverted to the underlying variable SOFR rate.

In April 2024, the Company notified the administrative agent of the 2022 Term Loan and 2021 Term Loan of the Company's receipt of corporate investment grade ratings received. These ratings reduced the Adjusted SOFR spread range, effective April 17, 2024. Changes in the Company's investment grade ratings may result in additional adjustments to the applicable spread in the future. Prior to April 17, 2024, the applicable spread was between 1.05% and 1.65% for both the 2022 Term Loan and 2021 Term Loan, depending on leverage.

Unsecured Senior Notes

In December 2024, CPLP issued $400.0 million in aggregate principal amount of 5.375% public senior notes. Upon issuance of the public senior notes, CPLP received net proceeds of $397.9 million dollars after an original issue discount of $2.1 million resulting in an effective interest rate is 5.464%. These public senior notes are fully and unconditionally guaranteed by the Company. The proceeds were used to partially fund the acquisitions of the Sail Tower and Vantage South End properties in December 2024. These public senior notes had issuance costs of $3.6 million and mature on February 15, 2032.

In August 2024, CPLP issued $500.0 million in aggregate principal amount of 5.875% public senior notes. Upon issuance of these public senior notes, CPLP received net proceeds of $498.5 million dollars after an original issue discount of $1.5 million, resulting in an effective interest rate is 5.912%. These public senior notes are fully and unconditionally guaranteed by the Company. The proceeds were used primarily to repay $373.8 million outstanding on the Credit Facility and repay $100 million of the $350 million outstanding on the 2021 Term Loan. These public senior notes had issuance costs of $5.3 million and mature on October 1, 2034.

The Company's public senior notes are subject to certain typical covenants that, subject to certain exceptions, include (a) a limitation on the ability of the Company and CPLP to, among other things, incur additional secured and unsecured indebtedness; (b) a limitation on the ability of the Company and CPLP to merge, consolidate, sell, lease or otherwise dispose of their properties and assets substantially as an entirety; and (c) a requirement that the Company maintain a pool of unencumbered assets. To avoid any such limitations, these covenants require, among other things, maintaining the following financial metrics as defined in the agreement: unencumbered debt ratio of at least 150%; an EBITDA to debt service ratio of at least 1.50x; a secured leverage ratio of no more than 40%; and an overall leverage ratio of no more than 60%.

The Company also has privately placed unsecured senior notes of $1.0 billion that were funded in five tranches. The first tranche of $100 million is due in 2027 and has a fixed annual interest rate of 4.09%. The second tranche of $250 million is due in 2025 and has a fixed annual interest rate of 3.91%. The third tranche of $125 million is due in 2027 and has a fixed annual interest rate of 3.78%. The fourth tranche of $250 million is due in 2028 and has a fixed annual interest rate of 3.86%. The fifth tranche of $275 million is due in 2029 and has a fixed annual interest rate of 3.95%.

The unsecured senior notes contain financial covenants that are consistent with those of our Credit Facility, with the exception of a secured leverage ratio of no more than 40%. The senior notes also contain customary representations and warranties, both affirmative and negative covenants, and customary events of default.

Secured Mortgage Notes

In November 2024, the Company repaid, in full, its Domain 10 mortgage with remaining principal balance of $70.9 million. The mortgage had an interest rate of 3.75%.

In December 2022, the Company refinanced mortgages on the Company's two Terminus properties in Atlanta with the existing lender. Under the new mortgages, the maturities were extended from January 2023 to January 2031, the combined principal increased to $221.0 million, from $178.9 million. The interest rate for each mortgage increased to 6.34%, from a combined weighted average interest rate of 4.67%. These mortgages are neither cross-collateralized nor cross-defaulted.

In October 2022, the Company repaid, in full, its Legacy Union One and Promenade Tower mortgages with remaining principal balances of $66.0 million and $86.3 million, respectively. These mortgages had interest rates of 4.24% and 4.27%, respectively.

As of December 31, 2024, the Company had $447.9 million outstanding on four non-recourse mortgage notes with a weighted average interest rate of 4.85%. All interest rates on the secured mortgage notes are fixed. Assets with depreciated carrying values of $702.7 million were pledged as security on these mortgage notes payable. In addition, the Company provides a customary "non-recourse carve-out guaranty" on each non-recourse loan.

Other Debt Information

The Company is in compliance with all of the covenants related to its unsecured and secured debt.

At December 31, 2024 and 2023, the estimated fair value of the Company's notes payable was $3.1 billion and $2.4 billion, respectively, calculated by discounting the debt's remaining contractual cash flows at estimated rates at which similar loans could have been obtained at December 31, 2024 and 2023. The estimate of the current market rate, which is the most significant input in the discounted cash flow calculation, is intended to replicate debt of similar maturity and loan-to-

value relationship. These fair value calculations are considered to be Level 2 under the guidelines as set forth in ASC 820 as the Company utilizes market rates for similar type loans from third party brokers.

For the years ended December 31, 2024, 2023, and 2022, interest was recorded as follows ($ in thousands):

	2024	2023	2022
Total interest incurred	**$ 135,025**	$ 123,830	$ 87,937
Interest capitalized	**(12,549)**	(18,367)	(15,400)
Total interest expense	**$ 122,476**	$ 105,463	$ 72,537

Debt Maturities

Future principal payments due (including scheduled amortization payments and payments due upon original maturity) on the Company's notes payable at December 31, 2024 are as follows ($ in thousands):

2025	$ 906,755
2026	220,127
2027	337,332
2028	250,000
2029	275,000
Thereafter	1,121,000
	$ 3,110,214

XML 35 R19.htm IDEA: XBRL DOCUMENT

DERIVATIVE FINANCIAL INSTRUMENTS

Derivative Instruments and Hedging Activities Disclosure [Abstract]

DERIVATIVE FINANCIAL INSTRUMENTS

12 Months Ended

Dec. 31, 2024

DERIVATIVE FINANCIAL INSTRUMENTS

On April 19, 2023, the Company entered into a floating-to-fixed interest rate swap ("2023 Swap") with respect to $200 million of the $400 million 2022 Term Loan through the initial loan maturity date of March 3, 2025, fixing the underlying SOFR rate for this portion of the loan at 4.298%. On January 26, 2024, the Company entered into a floating-to-fixed interest rate swap ("2024 Swap") with respect to the remaining $200 million of the $400 million 2022 Term Loan through the initial maturity date of March 3, 2025, fixing the underlying SOFR rate for this portion of the loan at 4.6675%. These swaps effectively fix the underlying SOFR rate at a weighted average of 4.483% for the entire $400 million through the initial maturity. As of December 31, 2024, the fair values of the 2023 Swap and 2024 Swap on the 2022 Term Loan resulted in a $10,000 asset and a $115,000 liability, respectively. As of December 31, 2023, the fair value of the 2023 Swap on the 2022 Term Loan resulted in a $555,000 asset. These assets and liabilities are included in other assets and other liabilities, respectively, on the Company's consolidated balance sheets.

On September 27, 2022, the Company entered into a floating-to-fixed interest rate swap ("2022 Swap") with respect to the $350 million 2021 Term Loan through the initial loan maturity date of August 30, 2024. This swap effectively fixed the underlying SOFR rate at 4.234%. The 2022 Swap expired upon its August 30, 2024 maturity and there were no amounts recorded on the Company's balance sheet related to this swap as of December 31, 2024. As of December 31, 2023, the fair value this swap on the 2021 Term Loan resulted in a $1.7 million asset and is included in other assets on the Company's consolidated balance sheet.

The Company's objectives in using interest rate derivatives are to add stability to interest expense and to manage its exposure to interest rate movements. To accomplish this objective, the Company primarily uses interest rate swaps as part of its interest rate risk management strategy. Interest rate swaps designated as cash flow hedges involve the receipt of variable amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. Such derivatives were used to hedge the variable cash flows associated with the 2021 and 2022 Term Loans (referred to as "cash flow hedges").

For derivatives designated and that qualify as cash flow hedges of interest rate risk, the gain or loss on the derivative is recorded in Accumulated Other Comprehensive Income and subsequently reclassified into interest expense in the same periods during which the hedged transaction affects earnings.

The counterparties under these swaps are major financial institutions, and the swaps contain provisions whereby if the Company defaults on certain of its indebtedness, and such default results in repayment of such indebtedness being, or becoming capable of being, accelerated by the lender, then the Company could also be declared in default under the swaps. There are no collateral requirements related to these swaps.

The table below presents the effect of the Company's derivative financial instruments on the consolidated statements of operations as of December 31, 2024, 2023, and 2022 ($ in thousands):

Cash Flow Hedge:	**2024**	**2023**	**2022**
Amount of income recognized in accumulated other comprehensive income on interest rate derivatives	**$ 2,935**	$ 4,357	$ 1,063
Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense	**$ (5,232)**	$ (3,932)	$ 704
Total amount of interest expense presented in the consolidated statements of operations	**$ 122,476**	$ 105,463	$ 72,537

Over the next year, we estimate that $105,000 will be recorded as a reduction in accumulated other comprehensive loss and an increase of interest expense.

The fair value of these cash flow hedges is determined using observable inputs other than quoted prices in active markets, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the related assets or liabilities. These inputs are considered Level 2 inputs in the fair value hierarchy and the Company engages a third-party expert to determine these inputs. These fair values are determined using the conventional industry methodology of netting the discounted future fixed cash payments and the discounted expected variable cash receipts made between the Company and its counterparties to the cash flow hedges. These variable cash receipts are based on the expectation of future interest rates which are derived from observed market interest rate curves. In addition, any credit valuation adjustments are considered in the fair values to account for potential nonperformance risk to the extent they would be significant inputs to the calculation. For the periods presented, credit valuation adjustments were not considered to be significant inputs.

XML 36 R20.htm IDEA: XBRL DOCUMENT

OTHER LIABILITIES

12 Months Ended
Dec. 31, 2024

Other Liabilities Disclosure [Abstract]

OTHER LIABILITIES — OTHER LIABILITIES

Other liabilities on the consolidated balance sheets as of December 31, 2024 and 2023 included the following ($ in thousands):

	2024	**2023**
Ground lease liability	**$ 50,003**	$ 53,348
Prepaid rent	**41,949**	34,872
Security deposits	**17,043**	15,050
Other liabilities	**1,717**	1,560
	$ 110,712	$ 104,830

XML 37 R21.htm IDEA: XBRL DOCUMENT

COMMITMENTS AND CONTINGENCIES

12 Months Ended
Dec. 31, 2024

Commitments and Contingencies Disclosure [Abstract]

COMMITMENTS AND CONTINGENCIES — COMMITMENTS AND CONTINGENCIES

Commitments

As a lessor, the Company had a total of $111.8 million in future obligations under leases to fund tenant improvements and other future construction obligations at December 31, 2024. Additionally, the Company had $7.8 million of future funding commitments related to investments in real estate debt at December 31, 2024 as discussed in note 5.

Litigation

The Company is subject to various legal proceedings, claims, and administrative proceedings arising in the ordinary course of business, some of which are expected to be covered by liability insurance. Management makes assumptions and estimates concerning the likelihood and amount of any potential loss relating to these matters using the latest information available. The Company records a liability for litigation if an unfavorable outcome is probable and the amount of loss or range of loss can be reasonably estimated. If an unfavorable outcome is probable and a reasonable estimate of the loss is a range, the Company accrues the best estimate within the range. If no amount within the range is a better estimate than any other amount, the Company accrues the minimum amount within the range. If an unfavorable outcome is probable but the amount of the loss cannot be reasonably estimated, the Company discloses the nature of the litigation and indicates that an estimate of the loss or range of loss cannot be made. If an unfavorable outcome is reasonably possible and the estimated loss is material, the Company discloses the nature and estimate of the possible loss of the litigation. The Company does not

disclose information with respect to litigation where an unfavorable outcome is considered to be remote or where the estimated loss would not be material. Based on current expectations, such matters, both individually and in the aggregate, are not expected to have a material adverse effect on the liquidity, results of operations, business, or financial condition of the Company.

XML 38 R22.htm IDEA: XBRL DOCUMENT

STOCKHOLDERS' EQUITY

12 Months Ended
Dec. 31, 2024

Equity [Abstract]

STOCKHOLDERS' EQUITY — STOCKHOLDERS' EQUITY

In December 2024, the Company entered into an underwriting agreement between the Company and J.P. Morgan Securities LLC ("JPM") with respect to the issue and sale by the Company and the purchase by JPM of 9,500,000 shares of the Company's common stock, par value $1.00 per share, at a price of $29.765 per share. The issuance resulted in net proceeds to the Company of $282.4 million after offering expenses. These proceeds were used to fund a portion of the purchase of the Sail Tower operating property.

In November 2024, the Company entered into an underwriting agreement between the Company and BofA Securities, Inc. ("BofA") with respect to the issue and sale by the Company and the purchase by BofA of 6,000,000 shares of the Company's common stock, par value $1.00 per share, at a price of $31.01 per share. The issuance resulted in net proceeds to the Company of $185.3 million after offering expenses. These proceeds were used to fund a portion of the purchase of the Vantage South End operating property.

In the third quarter of 2021, the Company entered into an Equity Distribution Agreement ("EDA") with six financial institutions known as an at-the-market stock offering program ("ATM program"), under which the Company may offer and sell shares of its common stock from time to time in "at-the-market" offerings with an aggregate gross sales price of up to $500 million. In connection with the ATM program, Cousins may, at its discretion, enter into forward equity sale agreements ("Forward Sales"). The use of Forward Sales would allow the Company to lock in a share price on the sale of shares of its common stock at the time the agreement is executed, but defer receiving the proceeds from the sale of shares until a later date, allowing the Company to better align such funding with its capital needs. Sales of shares of Cousins' stock through its banking relationships, if any, are made in amounts and at times to be determined by Cousins, but the Company has no obligation to sell any of the shares in the offering and may suspend sales in connection with the offering at any time. Sales of Cousins' common stock under Forward Sales, if undertaken, meet the derivatives and hedging guidance scope exception as the contracts are related to the Company's own stock. In February 2023, the Company filed a Form S-3 to renew the registration of its authorized shares. In conjunction with that Form S-3 filing, the Company entered into an Amendment to the EDA to allow for the continued issuance of shares under this ATM program.

To date, the Company has issued 2.6 million shares for a gross sales price of $105.1 million under the ATM program which generated cash proceeds of $101.4 million, net of $1.1 million of compensation to be paid with respect to Forward Sales, $1.7 million of dividends owed during the period the Forward Sales were outstanding, and $900,000 of other transaction related costs. The Company did not issue any shares under the ATM program during the years ended December 31, 2024 and 2023, and did not have any outstanding Forward Sales for the sale of its common stock as of December 31, 2024 or 2023.

The annual offering periods for the Cousins Employee Stock Purchase Plan ("ESPP") ended on November 30, 2024, 2023, and 2022, respectively. Employees purchased a total of 20,292 shares in 2024, 25,441 shares in 2023, and 22,909 in 2022, respectively, under the ESPP. In 2024, the Company settled the employees' purchase of shares through issuance of Company common stock. In both 2023 and 2022, the Company settled the employees' purchase of shares by selling treasury shares to participants. In 2023, the 25,441 treasury shares sold had a basis of $1.5 million and, in 2022, the 22,909 treasury shares sold had a basis of $1.3 million.

On February 6, 2024, the Company retired all 2,536,583 shares of Treasury Stock outstanding. These treasury shares had an average cost basis of $57.44 per share.

Ownership Limitations — In order to minimize the risk that the Company will not meet one of the requirements for qualification as a REIT, the Company's Articles of Incorporation include certain restrictions on the ownership of more than 3.9% of the Company's total common and preferred stock, subject to waiver by the Board of Directors.

Distribution of REIT Taxable Income — The following reconciles dividends paid and dividends applied in 2024, 2023, and 2022 to meet REIT distribution requirements ($ in thousands):

	2024	**2023**	**2022**
Common dividends	**$ 195,413**	$ 194,144	$ 192,275
Dividends treated as taxable compensation to employees	**(1,214)**	(308)	(231)
Dividends in excess of current year REIT distribution requirements	**(41,356)**	(39,933)	—
Dividends applied to meet current year REIT distribution requirements	**$ 152,843**	$ 153,903	$ 192,044

Tax Status of Distributions — The following summarizes the components of the taxability of the Company's common stock distributions for the years ended December 31, 2024, 2023, and 2022:

	Total Distributions Per Share	**Ordinary Dividends (1)**	**Long-Term Capital Gain**	**Non Dividend Distributions**	**Unrecaptured Section 1250 Gain**	**Section 1061 One Year Amounts Disclosure (2)**	**Section 1061 Three Year Amounts Disclosure (2)**
2024	$ 1.280000	$ 1.007420	$ —	$ 0.272580	$ —	$ —	$ —
2023	$ 1.280000	$ 1.008002	$ 0.008302	$ 0.263696	$ —	$ 0.008302	$ 0.008302
2022	$ 1.270000	$ 0.880788	$ 0.389212	$ —	$ 0.045470	$ 0.389212	$ 0.389212

(1) 100% of the amounts included in Ordinary Dividends is treated as "qualified REIT dividends" for purposes of section 199A of the Internal Revenue Code. None of the amounts are section 897 gains attributable to the disposition of U.S. real property interests for foreign shareholders.
(2) Total Capital Gain Distributions for purposes of section 1061 of the Internal Revenue Code. Section 1061 is generally applicable to direct and indirect holders of "applicable partnership interests".

XML 39 R23.htm IDEA: XBRL DOCUMENT

REVENUE RECOGNITION

12 Months Ended
Dec. 31, 2024

Revenue from Contract with Customer [Abstract]

REVENUE RECOGNITION — REVENUE RECOGNITION

The Company categorizes its primary sources of revenue into revenue from contracts with customers and other revenue accounted for as leases under ASC 842 as follows:

- Rental property revenues consist of (1) contractual revenues from leases recognized on a straight-line basis over the term of the respective lease; (2) percentage rents recognized once a specified sales target is achieved; (3) parking revenue; (4) termination fees; and (5) the reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses. The Company's leases typically include renewal options and are classified and accounted for as operating leases. Rental property revenues are accounted for using practical expedients included in accordance with the guidance set forth in ASC 842.
- Fee income consists of development fees, management fees, and leasing fees earned from unconsolidated joint ventures and from third parties. Fee income is accounted for in accordance with the guidance set forth in ASC 606.

For the years ended December 31, 2024, 2023, and 2022, the Company recognized rental property revenues of $847.8 million, $799.0 million, and $753.5 million, respectively, of which $241.3 million, $226.4 million, and $212.3 million, respectively, represented variable rental revenue. For the years ended December 31, 2024, 2023, and 2022, the Company recognized fee and other revenue of $9.0 million, $3.8 million, and $8.8 million, respectively. The following tables set forth the future minimum cash rents to be received by consolidated entities under existing non-cancellable leases as of December 31, 2024 ($ in thousands):

	December 31, 2024
2025	$ 608,624
2026	614,165
2027	583,548
2028	539,656
2029	486,608
Thereafter	1,919,666
	$ 4,752,267

The Company had a lease with SVB Financial Group ("SVB Financial") at its Hayden Ferry 1 property in Phoenix, Arizona. SVB Financial's primary subsidiary, Silicon Valley Bank ("SVB"), was placed in receivership by the Federal Deposit Insurance Corporation ("FDIC") on March 10, 2023. On March 17, 2023, SVB Financial filed a voluntary petition for a court-supervised reorganization under Chapter 11 of the US Bankruptcy Code. On March 27, 2023, First Citizen's BancShares, Inc. ("FCB") announced it had purchased SVB Financial's subsidiary, SVB, the primary user of the leased space. In June 2023, the Bankruptcy court approved SVB Financial's request for an order rejecting the lease, with an effective date no later than September 30, 2023. In June 2023, the Company recorded a reduction of revenue of $1.6 million related to the write-down of net assets associated with this lease at the time that the collection of rents for the term of the lease no longer remained probable. During the three months ended September 30, 2023, the Company recognized $2.3 million of rental revenue on a cash basis related to base rent lease payments made through September 30, 2023, the effective date of the termination. Any proceeds from our bankruptcy claim will be recognized on a cash basis. Subsequent to year end, in February 2025, the Company sold its claim to a third party for $4.6 million in cash.

During the year ended December 31, 2022, the Company recognized $3.2 million in fee income in the consolidated statements of operations related to the services provided to Norfolk Southern Railway Company ("NS") under a series of agreements, including a development agreement and consulting agreement, under which the primary objective was delivery of a new corporate headquarters to NS. No fee income related to the services provided to NS was recognized during the years ended December 31, 2024 and 2023.

XML 40 R24.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION	**12 Months Ended Dec. 31, 2024**
Share-Based Payment Arrangement [Abstract]	
STOCK-BASED COMPENSATION	STOCK-BASED COMPENSATION

The Company has several types of stock-based compensation — restricted stock, restricted stock units ("RSUs") issued under the Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan (the "2019 Plan"), and the ESPP. While the Company's 2019 Plan also allows for the issuance of stock options, none had been issued, were exercised, or were outstanding as of or during any of the periods presented. A portion of the Company's independent directors' compensation is also provided in the form of company stock.

The Company's compensation expense in 2024, 2023, and 2022 primarily relates to restricted stock, stock-settled RSUs, and the ESPP. Restricted stock and the stock-settled RSUs are equity-classified awards for which compensation expense per share is fixed. Cash-settled RSUs are liability-classified awards for which the expense fluctuates from period to period dependent, in part, on the Company's stock price. Cash-settled RSUs were last awarded in 2019 and were fully expensed as of December 31, 2023. For 2024, 2023, and 2022, stock-based compensation expense, net of forfeitures, was recorded as follows ($ in thousands):

	2024	2023	2022
Equity-classified awards:			
Restricted stock	**$ 4,130**	$ 3,645	$ 3,151
Market-based RSUs	**6,885**	5,042	4,073
Performance-based RSUs	**2,077**	1,463	1,173
Director grants	**1,587**	1,601	1,471
Employee Stock Purchase Plan	**109**	150	191
	14,788	11,901	10,059
Liability-classified awards			
Service-based RSUs	**—**	61	(146)
Dividend equivalent units	**—**	—	69
	—	61	(77)
Total stock-based compensation expense	**$ 14,788**	$ 11,962	$ 9,982

On April 23, 2019, the Company's stockholders approved the 2019 Plan which allows the Company to issue awards of stock options, stock grants, or stock appreciation rights to employees and directors. The 2019 Plan also allows the Company to issue awards to employees that are paid in cash or stock on the vesting date in an amount equal to the fair market value, as defined, of one share of the Company's stock. As of December 31, 2024, approximately 1.3 million shares were authorized to be awarded pursuant to the 2019 Plan.

Equity-Classified Awards

Since 2020, the Company has annually granted three types of equity-classified awards to key employees: (1) RSUs based on the total stockholder return ("TSR) of the Company, as defined, relative to that of office peers included in a published office REIT index (the "Market-based RSUs"), (2) RSUs based on the ratio of cumulative funds from operations ("FFO") per share to targeted cumulative FFO per share (the "Performance-based RSUs"), and (3) restricted stock. In February 2023, the Company made modifications to its Market-based RSUs awards granted in 2022, 2021, and 2020. The modifications were made to clarify the definition of the peer group used to measure TSR award achievement. The additional compensation expense recognized related to these modifications was not significant.

The RSU awards are equity-classified awards to be settled in stock, net of any tax withholding, with issuance dependent upon the attainment of required service, market, and performance criteria. For the Market-based RSUs, the Company expenses an estimate of the fair value of the awards on the grant date, calculated using a Monte Carlo valuation at grant date, ratably over the three-year vesting period, adjusting only for forfeitures when they occur. The expense of these Market-based RSUs is not adjusted for the number of awards that actually vest. For the Performance-based RSUs, the Company expenses the awards over the three-year vesting period using the grant date fair market value of the Company's stock on the grant date. The expense is recognized ratably over the vesting period and adjusted each quarter based on the number of shares expected to vest and for forfeitures when they occur. The measurement period for both the Market-based and Performance-based RSUs is three years starting on January 1 of the year of issuance and ending on December 31 of the third year. The ultimate settlement of these awards can range from 0% to 200% of the targeted number of units depending on the achievement of the market and performance metrics described above.

In 2024, 2023, and 2022, the Company granted, at target, 293,887, 234,902, and 141,899 of RSUs, respectively, to employees, which vest on December 31 of the last year of the respective three-year FFO and TSR measurement period.

The Company estimates future expense for all stock-settled RSUs outstanding at December 31, 2024 to be $7.0 million (using estimated vesting percentages for Performance-based RSUs as of December 31, 2024), which will be recognized over a weighted-average period of 1.7 years.

In 2024, 2023, and 2022, the Company granted 204,004, 164,221, and 99,758 shares, respectively, of restricted stock to employees, which vest ratably over three years from the issuance date. The Company records restricted stock in common stock and additional paid-in capital at fair value on the grant date, with the offsetting deferred compensation also recorded in additional paid-in capital. The Company records compensation expense over the vesting period. As of December 31, 2024, the Company had $5.0 million of unrecognized compensation cost included in additional paid-in capital related to restricted stock, which will be recognized over a weighted average period of 1.3 years. The total vesting date fair value of the restricted stock which vested during 2024, 2023, and 2022 was $2.7 million, $2.4 million, and $2.9 million, respectively.

The following table summarizes equity-classified employee stock compensation award activity for the years ended December 31, 2024, 2023, and 2022 (shares in thousands):

	2024		2023		2022	
	Restricted Stock and RSUs	Weighted Average Fair Market Value at Grant	Restricted Stock and RSUs	Weighted Average Fair Market Value at Grant	Restricted Stock and RSUs	Weighted Average Fair Market Value at Grant
Restricted stock and RSUs unvested at beginning of the year	**629**	**$34.16**	463	$39.91	409	$38.63
Granted	**498**	**$28.73**	399	$29.31	242	$43.30
Vested	**(252)**	**$39.47**	(225)	$37.28	(169)	$41.54
Forfeited	**(13)**	**$31.41**	(8)	$37.60	(19)	$41.05
Restricted stock and RSUs unvested at end of year (1)	**862**	**$29.51**	629	$34.16	463	$39.91

(1) The targeted number of non-vested stock-settled RSUs and Restricted Stock at December 31, 2024 is 522,858 and 339,479, respectively.

The Monte Carlo valuation used to determine the grant date fair value of the stock-settled Market-based RSUs included the following assumptions for those RSUs granted in 2024, 2023, and 2022:

		2024		2023		2022	
Volatility	(1)	30.5	%	40.5	%	37.7	%
Risk-free rate	(2)	4.43	%	4.35	%	1.39	%
Stock beta	(3)	0.96	%	1.03	%	1.02	%

(1) Based on historical volatility over three years using daily stock price.

(2) Reflects the yield on three-year Treasury bonds.

(3) Betas are calculated with up to three years of daily stock price data.

All shares of restricted stock receive dividends and have voting rights during the vesting period. Dividend equivalents for the 2024, 2023, and 2022 RSUs will be settled in cash based upon the number of units vested. The Company accrues for these dividend equivalent units over the measurement period as dividends are declared and they are included in distributions in excess of cumulative net income on the consolidated balance sheets.

At December 31, 2024, 2023 and 2022, the Company had no stock options outstanding to key employees or outside directors. In 2024, 2023, and 2022, there were no stock option grants to employees or directors and the Company recognized no compensation expense related to stock options.

In 2024, 2023, and 2022, the Company also granted 67,624, 81,909, and 44,549 shares, respectively, of stock to independent members of the board of directors which vested immediately on the issuance date.

Liability-Classified Awards

There were no service-based, market-based, or performance-based liability awards outstanding as of December 31, 2024 or 2023 and the expense related to liability awards for the years ended December 31, 2023, and 2022 was not significant. During 2023 and 2022, total cash paid for all types of cash-settled RSUs and related dividend payments was $1.1 million and $6.6 million, respectively.

Employee Stock Purchase Plan

On October 26, 2021, the Company's board of directors adopted the ESPP, which was approved by stockholders at the 2022 annual meeting. Pursuant to the ESPP, employees may contribute up to 15% of their cash compensation during annual purchase periods for the purchase of Cousins' common stock up to an annual maximum of $21,250 per employee. On each purchase period ending November 30, participants' individual account balances are used to acquire shares of common stock at 85% of the lower of the Company's closing price as of December 1 (the beginning of the purchase period) or November 30 (the end of the purchase period).

As of December 31, 2024, 2023, and 2022, 66, 43, and 78 employees, respectively, were enrolled in the plan. During the years ended December 31, 2024, 2023, and 2022, 20,292, 25,441, and 22,909 shares of common stock, respectively, were purchased under the ESPP. The total purchase date fair value of the shares purchased during 2024, 2023, and 2022 was $644,000, $522,000 and $604,000, respectively. Contributions for the purchase period ending November 30, 2024, 2023, and 2022 were $379,000, $444,000, and $514,000. As of December 31, 2024, the Company estimates future expense related to the open purchase period to be $99,000.

XML 41 R25.htm IDEA: XBRL DOCUMENT

RETIREMENT SAVINGS PLAN	**12 Months Ended Dec. 31, 2024**
Retirement Benefits [Abstract]	
RETIREMENT	RETIREMENT SAVINGS PLAN

SAVINGS PLAN

The Company maintains a defined contribution plan (the "Retirement Savings Plan") pursuant to Section 401 of the Internal Revenue Code (the "Code") which covers active regular employees. Employees are eligible to participate in the Retirement Savings Plan immediately upon hire, and pre-tax contributions are allowed up to the limits set by the Code. The Company contributes 3% of an employee's eligible compensation to the plan, which is fully vested after the employee has been with the Company for two years. The Company may change this percentage at its discretion; and, in addition, the Company could decide to make discretionary contributions in the future. The Company contributed $1.1 million, $1.1 million, and $1.0 million to the Retirement Savings Plan for the 2024, 2023, and 2022 plan years, respectively.

XML 42 R26.htm IDEA: XBRL DOCUMENT

INCOME TAXES

12 Months Ended
Dec. 31, 2024

Income Tax Disclosure [Abstract]

INCOME TAXES

INCOME TAXES

The net income tax benefit differs from the amount computed by applying the statutory federal income tax rate to CTRS' income before taxes as follows ($ in thousands):

	2024		2023		2022	
	Amount	Rate	Amount	Rate	Amount	Rate
Federal income tax benefit (expense)	$ 58	21 %	$ (149)	21 %	$ 85	21 %
State income tax benefit (expense)	11	4 %	(28)	4 %	16	4 %
Tax impact of capital loss carryforward	—	— %	(28)	— %	(29)	— %
Tax impact of interest and other book to tax timing differences	(147)	(54)%	—	— %	—	— %
Valuation allowance	4	2 %	1	— %	(60)	(15)%
Other	74	27 %	30	— %	(12)	(10)%
Tax expense before utilization of net operating loss carryforward	$ —	— %	$ (174)	25 %	$ —	— %
Utilization of net operating loss carryforward	—	— %	174	(25)%	—	— %
Benefit applicable to income (loss) from continuing operations	$ —	— %	$ —	— %	$ —	— %

The tax effect of significant temporary differences representing deferred tax assets and liabilities of CTRS as of December 31, 2024 and 2023 are as follows ($ in thousands):

	2024	2023
Income from unconsolidated joint ventures	$ 27	$ 31
Federal and state tax net operating loss carryforwards	1,388	1,462
Interest and other book tax differences	147	—
Federal and state tax capital loss carryforwards	152	152
Gross deferred tax asset	1,714	1,645
Valuation allowance	(1,714)	(1,645)
Net deferred tax asset after valuation allowance	$ —	$ —

A valuation allowance is required to be recorded against deferred tax assets if, based on the available evidence, it is more likely than not that such assets will not be realized. When assessing the need for a valuation allowance, appropriate consideration should be given to all positive and negative evidence related to this realization. This evidence includes, among other things, the existence of current and recent cumulative losses, forecasts of future profitability, the length of statutory carryforward periods, the Company's history with loss carryforwards, and available tax planning strategies.
As of December 31, 2024 and 2023, the net deferred tax asset of CTRS equaled $1.7 million and $1.6 million, respectively, with a valuation allowance placed against the full amount. The conclusion that a valuation allowance should be recorded as of December 31, 2024 and 2023 was based on the lack of evidence that CTRS could generate future taxable income to realize the benefit of the deferred tax assets.

XML 43 R27.htm IDEA: XBRL DOCUMENT

EARNINGS PER SHARE

12 Months Ended
Dec. 31, 2024

Earnings Per Share [Abstract]

EARNINGS PER SHARE

EARNINGS PER SHARE

The following table sets forth the computation of the basic and diluted earnings per share of the Company's consolidated statements of operations for the years ended December 31, 2024, 2023 and 2022 ($ in thousands, except per share amounts):

	Year Ended December 31		
	2024	2023	2022
Earnings per common share - basic:			
Numerator:			
Net income	$ 46,581	$ 83,816	$ 167,445
Net income attributable to noncontrolling interests in CPLP from continuing operations	(8)	(14)	(143)
Net income attributable to other noncontrolling interests	(611)	(839)	(509)
Net income available for common stockholders	$ 45,962	$ 82,963	$ 166,793
Denominator:			
Weighted average common shares - basic	153,413	151,714	150,113
Net income per common share - basic	$ 0.30	$ 0.55	$ 1.11
Earnings per common share - diluted:			
Numerator:			
Net income	$ 46,581	$ 83,816	$ 167,445
Net income attributable to other noncontrolling interests	(611)	(839)	(509)
Net income available for common stockholders before allocation of net income attributable to noncontrolling interests in CPLP	$ 45,970	$ 82,977	$ 166,936
Denominator:			
Weighted average common shares - basic	153,413	151,714	150,113
Add:			
Potential dilutive common shares - ESPP	2	—	—
Potential dilutive restrictive stock units - restricted stock units, less shares assumed purchased at market price	575	301	281
Weighted average units of CPLP convertible into common shares	25	25	25
Weighted average common shares - diluted	154,015	152,040	150,419
Net income per common share - diluted	$ 0.30	$ 0.55	$ 1.11

XML 44 R28.htm IDEA: XBRL DOCUMENT

CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION

12 Months Ended
Dec. 31, 2024

Supplemental Cash Flow Elements [Abstract]

CONSOLIDATED STATEMENTS OF CASH FLOWS-SUPPLEMENTAL INFORMATION

CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION

Supplemental information related to cash flows, including significant non-cash activity affecting the consolidated statements of cash flows, for the years ended December 31, 2024, 2023, and 2022 is as follows ($ in thousands):

	2024	2023	2022
Interest paid, net of amounts capitalized	$ 107,676	$ 100,553	$ 70,087
Income taxes paid (1)	—	—	38
Non-Cash Transactions:			
Retirement of treasury stock	145,696	—	—
Common stock dividends declared and accrued	55,091	49,384	48,525
Tenant improvements recorded in deferred income	115,838	60,568	80,369
Accrued capital expenditures included in accounts payable and accrued expenses	125,791	124,337	108,497

(1) This represents state income taxes paid in conjunction with gains from sales transaction. See notes 3 and 6.

XML 45 R29.htm IDEA: XBRL DOCUMENT

REPORTABLE SEGMENTS

12 Months Ended
Dec. 31, 2024

Segment Reporting [Abstract]

REPORTABLE SEGMENTS

REPORTABLE SEGMENTS

The Company's segments are based on the method of internal reporting with operating segments being each of the operating office properties. These operating segments are aggregated for reporting by geographical area, with these geographical regions being: Atlanta, Austin, Charlotte, Dallas, Phoenix, Tampa, and other markets. Included in other markets for the periods presented are properties located in Houston and Nashville.

Company management evaluates the performance of its reportable segments in part based on Net Operating Income ("NOI"). Office Property NOI is regularly reported to the Chief Operating Decision Maker ("CODM") by segment. The CODM is the Company's President and Chief Executive Officer. Each segment includes both consolidated operations and the Company's share of unconsolidated joint venture operations.

Segment net income, individually significant components of rental property operating expenses, amount of capital expenditures, and total assets are not presented in this note because the CODM does not utilize these measures when analyzing segments or when making resource allocation decisions. The below presentation has been recast for all years presented to comply with updates to ASC 280 required by Accounting Standards Update 2023-07 "ASU 2023-07," "Segment Reporting" issued by the Financial Accounting Standards Board in November 2023. Information on the Company's segments along with a reconciliation of NOI to net income for years ended December 31, 2024, 2023, and 2022 are as follows ($ in thousands):

Year Ended December 31, 2024	Rental Property Revenues	Rental Property Operating Expenses	NOI
Atlanta	$ 309,807	$ 109,534	$ 200,273
Austin	287,659	95,901	191,758
Tampa	77,238	27,855	49,383
Phoenix	60,397	15,801	44,596
Charlotte	59,008	16,844	42,164
Dallas	17,683	3,746	13,937
Other	35,144	12,108	23,036
Segment Totals	**$ 846,936**	**$ 281,789**	**$ 565,147**
Other Non - Office Properties	$ 9,501	$ 4,324	$ 5,177
Portfolio Totals	**$ 856,437**	**$ 286,113**	**$ 570,324**
Less: Company's share from unconsolidated joint ventures	$ (12,069)	$ (5,452)	
Termination Fees	3,405	—	
Consolidated Totals	**$ 847,773**	**$ 280,661**	

Year Ended December 31, 2023	Rental Property Revenues	Rental Property Operating Expenses	NOI
Atlanta	$ 295,255	$ 101,950	$ 193,305
Austin	259,683	89,580	170,103
Tampa	74,813	27,880	46,933
Phoenix	60,540	16,363	44,177
Charlotte	58,348	15,224	43,124
Dallas	16,924	3,850	13,074
Other	26,081	11,412	14,669
Segment Totals	**$ 791,644**	**$ 266,259**	**$ 525,385**
Other Non - Office Properties	$ 9,021	$ 3,312	$ 5,709
Portfolio Totals	**$ 800,665**	**$ 269,571**	**$ 531,094**
Less: Company's share from unconsolidated joint ventures	$ (8,961)	$ (3,137)	
Termination Fees	7,343	—	
Consolidated Totals	**$ 799,047**	**$ 266,434**	

Year Ended December 31, 2022	Rental Property Revenues	Rental Property Operating Expenses	NOI
Atlanta	$ 277,287	$ 92,678	$ 184,609
Austin	249,790	96,984	152,806
Tampa	70,991	25,803	45,188
Phoenix	56,413	14,869	41,544
Charlotte	55,330	14,096	41,234
Dallas	16,736	3,846	12,890
Other	28,682	11,806	16,876
Segment Totals	**$ 755,229**	**$ 260,082**	**$ 495,147**
Other Non - Office Properties	$ 10,754	$ 3,701	$ 7,053
Portfolio Totals	**$ 765,983**	**$ 263,783**	**$ 502,200**
Less: Company's share from unconsolidated joint ventures	$ (14,936)	$ (5,412)	
Termination Fees	2,464	—	
Consolidated Totals	**$ 753,511**	**$ 258,371**	

The following reconciles Net Income to Net Operating Income for each of the periods presented ($ in thousands):

	Year Ended December 31,		
	2024	**2023**	**2022**
Net income	**$ 46,581**	$ 83,816	$ 167,445
Fee income	**(1,761)**	(1,373)	(6,119)
Termination fee income	**(3,405)**	(7,343)	(2,464)
Other income	**(7,224)**	(2,454)	(2,660)
General and administrative expenses	**36,566**	32,331	28,319
Interest expense	**122,476**	105,463	72,537
Depreciation and amortization	**365,045**	314,897	295,587
Reimbursed expenses	**634**	608	2,024
Other expenses	**2,097**	2,128	2,134
Loss (income) from unconsolidated joint ventures	**2,796**	(2,299)	(7,700)
Net operating income from unconsolidated joint ventures	**6,617**	5,824	9,524
Gain on sales of investments in unconsolidated joint ventures	**—**	—	(56,267)
Loss (gain) on investment property transactions	**(98)**	(504)	9
Gain on extinguishment of debt	**—**	—	(169)
Net Operating Income	**$ 570,324**	$ 531,094	$ 502,200

XML 46 R30.htm IDEA: XBRL DOCUMENT

Schedule III - Real Estate and Accumulated Depreciation	**12 Months Ended**
	Dec. 31, 2024
SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation Disclosure [Abstract]	
SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION	**REAL ESTATE AND ACCUMULATED DEPRECIATION** **December 31, 2024** **($ in thousands)**

Description/Metropolitan Area	Encumbrances	Initial Cost to Company		Costs Capitalized Subsequent to Acquisition		Gross Amount at Which Carried at Close of Period			Accumulated Depreciation (a) (b)	Date of Construction/ Renovation	Date Acquired	Life on Which Depreciation in 2024 Statement of Operations is Computed (c)
		Land and Improvements	Buildings and Improvements	Land and Improvements less Cost of Sales, Transfers and Other	Building and Improvements less Cost of Sales, Transfers and Other	Land and Improvements less Cost of Sales, Transfers and Other	Building and Improvements less Cost of Sales, Transfers and Other	Total (a)(b)				
OPERATING PROPERTIES												
The Domain Austin, TX	$ —	$ 81,876	$ 755,143	$ 8,129	$ 454,539	$ 90,005	$ 1,209,682	$1,299,687	$ 199,744	(d)	2019	5 - 40 years
Sail Tower Austin, TX	—	64,301	514,276	—	—	64,301	514,276	578,577	700	—	2024	5 - 40 years
Terminus Atlanta, GA	221,000	49,050	410,826	—	61,628	49,050	472,454	521,504	83,879	—	2019	5 - 40 years
Northpark Town Center Atlanta, GA	—	22,350	295,825	—	78,842	22,350	374,667	397,017	120,021	—	2014	5 - 39 years
300 Colorado (e) Austin, TX	—	18,354	278,905	(49)	83,363	18,305	362,268	380,573	31,022	2022	2021	5 - 40 years
Corporate Center (e) Tampa, FL	—	2,468	272,148	15,642	76,537	18,110	348,685	366,795	97,023	—	2016	5 - 40 years
Buckhead Plaza Atlanta, GA	—	35,064	234,111	—	81,210	35,064	315,321	350,385	70,591	—	2016	5 - 40 years
Briarlake Plaza Houston, TX	—	33,486	196,915	—	106,066	33,486	302,981	336,467	47,601	—	2019	5 - 40 years
Hayden Ferry Phoenix, AZ	—	13,102	262,578	(252)	59,272	12,850	321,850	334,700	68,825	—	2016	5 - 40 years
Spring & 8th Atlanta, GA	—	28,131	—	426	301,791	28,557	301,791	330,348	73,571	2015	2015	5 - 40 years
The Terrace Austin, TX	—	27,360	247,226	—	42,754	27,360	289,980	317,340	50,328	—	2019	5 - 40 years
725 Ponce Atlanta, GA	—	20,720	272,226	—	14,817	20,720	287,043	307,763	30,202	—	2021	5 - 40 years
Vantage South End Charlotte, NC	—	49,723	249,581	—	11	49,723	249,592	299,315	861	—	2024	5 - 40 years
One Eleven Congress Austin, TX	—	33,841	201,707	—	62,174	33,841	263,881	297,722	62,864	—	2016	5 - 40 years
San Jacinto Center Austin, TX	—	34,068	176,535	(579)	50,180	33,489	226,715	260,204	50,209	—	2016	5 - 40 years
					Continued on next page							
3344 Peachtree Atlanta, GA	$ —	$ 16,110	$ 176,153	$ —	$ 42,804	$ 16,110	$ 218,957	$ 235,067	$ 57,415	—	2016	5 - 40 years
Fifth Third Center Charlotte, NC	122,802	22,591	180,430	—	31,237	22,591	211,667	234,258	70,560	—	2014	5 - 40 years
Promenade Tower Atlanta, GA	—	13,439	102,790	—	114,789	13,439	217,579	231,018	71,888	—	2011	5 - 34 years
The RailYard Charlotte, NC	—	22,831	178,323	—	1,938	22,831	180,261	203,092	24,822	—	2020	5 - 40 years
3350 Peachtree Atlanta, GA	—	16,836	108,177	—	69,679	16,836	177,856	194,692	31,341	—	2016	5 - 40 years
Promenade Central Atlanta, GA	—	19,495	62,836	—	106,878	19,495	169,714	189,209	16,534	2022	2019	5 - 40 years
100 Mill Phoenix, AZ	—	13,156	—	5	175,314	13,161	175,314	188,475	21,840	2022	2022	5 - 40 years
Avalon Atlanta, GA	—	9,952	—	73	175,935	10,025	175,935	185,960	36,751	2016	2016	5 - 40 years
Colorado Tower (e) Austin, TX	104,080	1,600	—	20,525	133,012	22,125	133,012	155,137	53,786	2013	2013	5 - 30 years
Heights Union Tampa, FL	—	9,545	123,944	—	21,332	9,545	145,276	154,821	17,411	—	2021	5 - 40 years
Legacy Union One Dallas, TX	—	13,049	128,740	—	231	13,049	128,971	142,020	27,214	—	2019	5 - 40 years
Tempe Gateway Phoenix, AZ	—	5,893	95,130	—	33,845	5,893	128,975	134,868	25,164	—	2016	5 - 40 years
550 South (e) Charlotte, NC	—	51	115,238	—	7,939	51	123,177	123,228	31,445	—	2016	5 - 40 years
Domain Point Austin, TX	—	17,349	71,599	—	13,647	17,349	85,246	102,595	19,776	—	2019	5 - 40 years
5950 Sherry Lane Dallas, TX	—	8,040	65,919	—	12,280	8,040	78,199	86,239	13,633	—	2019	5 - 40 years
3348 Peachtree Atlanta, GA	—	6,707	69,723	—	8,418	6,707	78,141	84,848	19,924	—	2016	5 - 40 years
111 West Rio Phoenix, AZ	—	6,076	56,647	(127)	19,115	5,949	75,762	81,711	23,540	2017	2017	5 - 40 years
					Continued on next page							
The Pointe Tampa, FL	$ —	$ 9,404	$ 54,694	$ —	$ 15,594	$ 9,404	$ 70,288	$ 79,692	$ 17,295	0	2016	5 - 40 years
Harborview Plaza Tampa, FL	—	10,800	39,136	—	12,913	10,800	52,049	62,849	15,193	—	2016	5 - 40 years
Research Park V Austin, TX	—	4,373	—	801	43,945	5,174	43,945	49,119	16,976	2014	1998	5 - 30 years
Meridian Mark Plaza Atlanta, GA	—	2,219	—	—	25,717	2,219	25,717	27,936	18,704	1997	1997	5 - 30 years
Miscellaneous Investments	—	15,318	69,780	33	2,486	15,351	72,266	87,617	8,598			
Total Operating Properties	447,882	758,728	6,067,261	44,627	2,542,232	803,355	8,609,493	9,412,848	1,627,251			
LAND												
South End Station Charlotte, NC	—	28,134	—	—	—	28,134	—	28,134	—	—	2020	
887 West Peachtree Atlanta, GA	—	26,312	—	—	—	26,312	—	26,312	—	—	2019	
Legacy Union 2 & 3 Dallas, TX	—	22,724	—	—	—	22,724	—	22,724	—	—	2019	
3354/3356 Peachtree Atlanta, GA	—	21,509	—	—	—	21,509	—	21,509	—	—	2018	
Domain Central Austin, TX	—	21,000	—	—	—	21,000	—	21,000	—	—	2019	
303 Tremont Charlotte, NC	—	18,779	—	75	—	18,854	—	18,854	—	—	2020	
Domain Point 3 Austin, TX	—	11,018	—	—	—	11,018	—	11,018	—	—	2020	
Corporate Center 5 & 6 (e) Tampa, FL	—	5,188	—	(13)	—	5,175	—	5,175	—	—	2019	
Total Commercial Land	—	154,664	—	62	—	154,726	—	154,726	—			
Total Properties	$ 447,882	$ 913,392	$ 6,067,261	$ 44,689	$ 2,542,232	$ 958,081	$ 8,609,493	$9,567,574	$ 1,627,251			

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
REAL ESTATE AND ACCUMULATED DEPRECIATION
December 31, 2024
($ in thousands)

NOTES:

(a) Reconciliations of total real estate carrying value and accumulated depreciation as of and for the years ended December 31, 2024, 2023, and 2022 are as follows:

	Real Estate			Accumulated Depreciation		
	2024	**2023**	**2022**	**2024**	**2023**	**2022**
Balance at beginning of period	**$ 8,392,111**	$ 8,087,846	$ 7,714,382	**$ 1,329,406**	$ 1,079,662	$ 874,988
Additions during the period:						
Acquisitions	**877,881**	—	—	**—**	—	—
Improvements and other capitalized costs	**345,775**	350,654	436,201	**—**	—	—
Depreciation expense	**—**	—	—	**345,738**	292,433	267,411
Total Additions	**1,223,656**	350,654	436,201	**345,738**	292,433	267,411
Deductions during the period:						
Cost of real estate sold	**—**	(3,700)	—	**—**	—	—
Amortization of right-of-use ground lease assets	**(300)**	—	—	**—**	—	—
Write off of fully depreciated assets	**(47,893)**	(42,689)	(62,737)	**(47,893)**	(42,689)	(62,737)
Total Deductions	**(48,193)**	(46,389)	(62,737)	**(47,893)**	(42,689)	(62,737)
Balance at end of period	**$ 9,567,574**	$ 8,392,111	$ 8,087,846	**$ 1,627,251**	$ 1,329,406	$ 1,079,662

(b) The aggregate cost for federal income tax purposes, net of tax depreciation, was $6.6 billion (unaudited) at December 31, 2024.

(c) Buildings and improvements are depreciated over 30 to 40 years. Leasehold improvements and other capitalized leasing costs are depreciated over the life of the asset or the term of the lease, whichever is shorter.

(d) Subsequent to the 2019 acquisition of The Domain, the Company completed development of Domain 9 in 2024, Domain 10 in 2021, and Domain 12 in 2020.

(e) Some or all of the land at these properties is controlled under an operating ground lease. The Company's Land and Improvements assets are reduced over time by the amortization of the right-of-use assets related to these ground leases.

XML 47 R31.htm IDEA: XBRL DOCUMENT

Pay vs Performance Disclosure - USD ($) $ in Thousands	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Pay vs Performance Disclosure			
Net Income (Loss)	$ 45,962	$ 82,963	$ 166,793

XML 48 R32.htm IDEA: XBRL DOCUMENT

Insider Trading Arrangements	3 Months Ended
	Dec. 31, 2024
Trading Arrangements, by Individual	
Rule 10b5-1 Arrangement Adopted	false
Non-Rule 10b5-1 Arrangement Adopted	false

Rule 10b5-1 Arrangement Terminated	false
Non-Rule 10b5-1 Arrangement Terminated	false

XML 49 R33.htm IDEA: XBRL DOCUMENT

Insider Trading Policies and Procedures	**12 Months Ended Dec. 31, 2024**
Insider Trading Policies and Procedures [Line Items]	
Insider Trading Policies and Procedures Adopted	true

XML 50 R34.htm IDEA: XBRL DOCUMENT

Cybersecurity Risk Management and Strategy Disclosure	**12 Months Ended Dec. 31, 2024**
Cybersecurity Risk Management, Strategy, and Governance [Line Items]	
Cybersecurity Risk Management Processes for Assessing, Identifying, and Managing Threats [Text Block]	The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team. The Chief Information Officer reports directly to the Chief Financial Officer. Our Senior Vice President, Chief Information Officer ("CIO") has served in this role for over eight years, and has more than 20 years of experience in the aggregate in various roles involving managing information security, technology infrastructure, IT operations, and developing cybersecurity strategy. Together with his IT team and external consultants, our CIO is informed about and monitors the prevention, detection, mitigation, and remediation of cybersecurity incidents through the management of and participation in the cybersecurity risk management processes described below, including the operation of our cybersecurity incident response plan. For many years, we have strategically invested in our cybersecurity programs across the organization, and we have developed and refined our processes for detecting, evaluating, and responding to potential cybersecurity incidents. In particular, we focus on our networks, applications, data, employees, and vendors with a comprehensive cybersecurity plan, informed by nationally recognized frameworks which we use to monitor and improve our program as compared to the framework controls. In addition to our ongoing monitoring, we engage a third-party advisor to perform cybersecurity risk assessments of our information technology security processes and implemented technologies. We have segmented our building networks so that they are separate from our corporate network, and using third party services, we monitor, scan, assess, audit, and remediate identified vulnerabilities across those networks, as appropriate. Furthermore, recognizing that our employees are an essential line of defense in cybersecurity, we engage with our employees in a training and testing program through which we provide education on the risk of potential cybersecurity incidents, methods for identification of such incidents and appropriate responses. Our policies and processes are informed by industry standard practices regarding application security, access management, device protection, network management, and data loss prevention and recovery, and we also maintain a business continuity and disaster recovery plan (including a cybersecurity incident response plan) to reduce the risk and impact of business interruptions, across a range of disaster scenarios, including potential impacts from a cybersecurity incident. Our business continuity and disaster recovery plan and our cybersecurity incident response plan are reviewed at least annually, and we also periodically conduct tabletop exercises that include the CIO and key members of management. Our cybersecurity incident response plan includes retention of external experts for prompt assistance following discovery of any material incident. This cybersecurity incident response plan is part of our ongoing cybersecurity vulnerability management, and we endeavor to maintain appropriate controls to identify, monitor, analyze, and address potential cybersecurity incidents, including potential unauthorized access to our networks and applications, along with detection of potential unusual activity within our networks or applications. Based on the context and details of the potential cybersecurity incident, the incident response plan includes prompt review by one or more members of the IT team, with appropriate responses deployed as promptly as is practicable under the circumstances. Additionally, the CIO receives reports on potential cybersecurity incidents. As part of overall enterprise risk management, additional reporting of potential cybersecurity incidents is also provided to our General Counsel, Chief Accounting Officer, Chief Financial Officer, and the Audit Committee or the full Board, as appropriate. Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation. Our Audit Committee provides an additional layer of cybersecurity oversight and is responsible for discussing cybersecurity concerns (including data privacy risk management) and the steps management has taken to monitor and control such exposures with management. As part of this oversight, the Audit Committee reviews the results of a biannual risk assessment designed to identify and analyze risks to achieving the Company's business objectives, including material risks from cybersecurity threats. The results of the biannual risk assessment are discussed with management and used to develop the Company's internal audit plan.
Cybersecurity Risk Management Processes Integrated [Flag]	true
Cybersecurity Risk Management Processes Integrated [Text Block]	For many years, we have strategically invested in our cybersecurity programs across the organization, and we have developed and refined our processes for detecting, evaluating, and responding to potential cybersecurity incidents. In particular, we focus on our networks, applications, data, employees, and vendors with a comprehensive cybersecurity plan, informed by nationally recognized frameworks which we use to monitor and improve our program as compared to the framework controls. In addition to our ongoing monitoring, we engage a third-party advisor to perform cybersecurity risk assessments of our information technology security processes and implemented technologies. We have segmented our building networks so that they are separate from our corporate network, and using third party services, we monitor, scan, assess, audit, and remediate identified vulnerabilities across those networks, as appropriate. Furthermore, recognizing that our employees are an essential line of defense in cybersecurity, we engage with our employees in a training and testing program through which we provide education on the risk of potential cybersecurity incidents, methods for identification of such incidents and appropriate responses. Our policies and processes are informed by industry standard practices regarding application security, access management, device protection, network management, and data loss prevention and recovery, and we also maintain a business continuity and disaster recovery plan (including a cybersecurity incident response plan) to reduce the risk and impact of business interruptions, across a range of disaster scenarios, including potential impacts from a cybersecurity incident. Our business continuity and disaster recovery plan and our cybersecurity incident response plan are reviewed at least annually, and we also periodically conduct tabletop exercises that include the CIO and key members of management.
Cybersecurity Risk Management Third Party Engaged [Flag]	true
Cybersecurity Risk Third Party Oversight and Identification Processes [Flag]	true
Cybersecurity Risk Materially Affected or Reasonably Likely to Materially Affect Registrant [Flag]	false
Cybersecurity Risk Board of Directors Oversight [Text Block]	Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.
Cybersecurity Risk Board Committee or Subcommittee Responsible for Oversight [Text Block]	The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team.
Cybersecurity Risk Process for Informing Board Committee or Subcommittee Responsible for Oversight [Text Block]	Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.
Cybersecurity Risk Role of Management [Text Block]	The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team. The Chief Information Officer reports directly to the Chief Financial Officer. Our Senior Vice President, Chief Information Officer ("CIO") has served in this role for over eight years, and has more than 20 years of experience in the aggregate in various roles involving managing information security, technology infrastructure, IT operations, and developing cybersecurity strategy. Together with his IT team and external consultants, our CIO is informed about and monitors the prevention, detection, mitigation, and remediation of cybersecurity incidents through the management of and participation in the cybersecurity risk management processes described below, including the operation of our cybersecurity incident response plan.
Cybersecurity Risk Management Positions or Committees Responsible [Flag]	true
Cybersecurity Risk Management Positions or Committees Responsible [Text Block]	The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team. The Chief Information Officer reports directly to the Chief Financial Officer.
Cybersecurity Risk Management Expertise of Management Responsible [Text Block]	Our Senior Vice President, Chief Information Officer ("CIO") has served in this role for over eight years, and has more than 20 years of experience in the aggregate in various roles involving managing information security, technology infrastructure, IT operations, and developing cybersecurity strategy.
Cybersecurity Risk Process for Informing Management or Committees Responsible [Text Block]	Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.
Cybersecurity Risk Management Positions or Committees Responsible Report to Board [Flag]	true

SIGNIFICANT ACCOUNTING POLICIES (Policies)

12 Months Ended

Dec. 31, 2024

Accounting Policies [Abstract]

Basis of Presentation

Basis of Presentation: The consolidated financial statements include the accounts of the Company and its consolidated partnerships and wholly-owned subsidiaries. Intercompany transactions and balances have been eliminated in consolidation. The Company presents its financial statements in accordance with accounting principles generally accepted in the United States ("GAAP") as outlined in the Financial Accounting Standard Board's Accounting Standards Codification (the "Codification" or "ASC"). The Codification is the single source of authoritative accounting principles applied by nongovernmental entities in the preparation of financial statements in conformity with GAAP.

The Company evaluates all partnerships, joint ventures, and other arrangements with variable interests to determine if the entity or arrangement qualifies as a variable interest entity ("VIE") as defined in the Codification. If the entity or arrangement qualifies as a VIE and the Company is determined to be the primary beneficiary, the Company is required to consolidate the assets, liabilities, and results of operations of the VIE. The Company had no investments or interests in any VIEs a

Cost Capitalization, Depreciation and Amortization

Cost Capitalization: Costs related to planning, developing, leasing, and constructing a property, including costs of personnel working directly on projects under development or redevelopment, are capitalized. In addition, the Company capitalizes interest to qualifying assets under development or redevelopment based on average accumulated expenditures outstanding during the period. In capitalizing interest to qualifying assets, the Company uses the interest incurred on specific project debt, if any. If there is no specific project debt, the Company uses its weighted average interest rate for non-project specific debt. The Company also capitalizes interest to investments in entities accounted for under the equity method when the entity has property under development or redevelopment with a carrying value in excess of the entity's borrowings. To the extent debt exists within an unconsolidated joint venture during the construction period, the venture capitalizes interest on that venture-specific debt.

The Company capitalizes interest, real estate taxes, and certain operating expenses on the unoccupied portion of development or redevelopment properties, which have ongoing construction of tenant improvements, until the earlier of the date on which the development project achieves 90% economic occupancy or one year from cessation of major construction activity.

Depreciation and Amortization: Real estate assets are stated at depreciated cost less impairment, if any. Buildings are depreciated over their estimated useful lives, which range generally from 30 to 40 years. The life of a particular building depends upon a number of factors including whether the building was developed or acquired, and the condition of the building upon acquisition, and the Company's future plans for the building. Furniture, fixtures, and equipment are depreciated over their estimated useful lives of three to five years. Tenant improvements, leasing costs, and leasehold improvements are generally amortized over the term of the applicable leases or the estimated useful life of the assets, whichever is shorter. The Company accelerates the depreciation of tenant improvements if it estimates that the lease term will end prior to the expiration date, absent any expectation that the tenant improvements will be used by a successor tenant. This acceleration may occur if a tenant enters into a termination agreement with the Company (or exercises a termination right, if any, under its lease) files for bankruptcy, vacates its premises, or defaults in another manner outlined in its lease. Deferred expenses are amortized over the period of estimated benefit. The Company uses the straight-line method for all depreciation and amortization.

Impairment

Impairment: We review our real estate assets on an asset group basis for impairment. This review includes our operating properties, properties under development, and land holdings.

The first step in this process is to determine whether an asset is considered to be held-for-investment or held-for-sale, in accordance with accounting guidance. In order to be considered a real estate asset held-for-sale, we must, among other things, have the authority to commit to a plan to sell the asset in its current condition, have commenced the plan to sell the asset, and have determined that it is probable that the asset will sell within one year. If we determine that an asset is held-for-sale, we record an impairment loss if the fair value less costs to sell is less than the carrying amount. There were no held-for-sale buildings as of December 31, 2024, or 2023, and no impairments of held-for-sale buildings during any periods presented in the accompanying statement of operations. All real estate assets not meeting the held-for-sale criteria are considered to be held-for-investment.

In the impairment analysis for assets held-for-investment, we must determine whether there are indicators of impairment. For operating properties, these indicators could include a significant decline in a property's leasing percentage, a current period operating loss or negative cash flows combined with a history of losses at the property, a decline in lease rates for that property or others in the property's market, a significant change in the market value of the property, an adverse change in the financial condition of significant tenants, or a significant decrease in the estimated hold period. If indicators of impairment exist, we test for recoverability of the asset group's book value.

When testing for recoverability of asset groups held-for-investment, projected undiscounted cash flows are used over its expected hold period. If the expected hold period includes some likelihood of shorter-term hold period from a potential sale, the probability of a sale is layered into the analysis. If any building's held-for-investment analysis were to fail this recoverability test, its book value would be written down to its then current estimated fair value, before any selling expense, and that building would continue to depreciate over its remaining useful life. None of the Company's held-for-investment buildings were impaired during any periods presented in the accompanying statement of operations.

For projects under development, indicators could include material budget overruns, significant delays in construction, occupancy, or stabilization timing, regulatory changes or economic trends that have a significant impact on the market, or an adverse change in the financial condition of significant future tenants. None of the Company's projects under development were impaired during any periods presented in the accompanying statement of operations.

For land holdings, indicators could include an overall decline in the market value of land in the region, regulatory changes that impact ability to develop the land, a decline in development activity for the intended use of the land, or other adverse economic and market conditions. None of the Company's investments in land, including any accumulated predevelopment costs, were impaired during any periods presented in the accompanying statement of operations.

The Company may record impairment charges in future periods if the economy and the office industry weakens, the operating results of individual buildings are materially different from our forecasts, or we shorten our contemplated holding period for any operating buildings.

Acquisition of Real Estate Assets

Acquisition of Real Estate Assets: The Company evaluates all real estate acquisitions to determine if the transactions qualify as an acquisition of assets or of a business. If the Company determines that substantially all of the fair value is concentrated in a single identifiable asset or group of similar assets, the Company will account for the acquisition as an acquisition of assets and not a business. If the Company determines that there is no single asset or group of assets that make up substantially all of the fair value of gross assets acquired, the Company must determine whether the acquired set of assets includes an input and a substantive process that together significantly contribute to the ability to create output. Based on the facts of the transactions and guidance in ASC 805, if the Company determines that an input and substantial processes that create an output are present, the Company will account for the acquisition as an acquisition of a business.

For asset acquisitions, the Company records the acquired tangible and intangible assets and assumed liabilities based on each asset and liability's relative fair value at the acquisition date to the total purchase price plus capitalized acquisition costs. For acquisitions that are accounted for as an acquisition of a business, the Company records the acquired tangible and intangible assets and assumed liabilities at fair value at the acquisition date, excluding any acquisition costs, which are expensed as incurred. The acquired assets and assumed liabilities for an operating property acquisition generally include but are not limited to: land, buildings and improvements, and identified tangible and intangible assets and liabilities associated with in-place leases, including tenant improvements, leasing costs, value of above-market and below-market tenant leases, value of above-market and below-market ground leases, and acquired in-place lease values.

The fair value of land is derived from comparable sales of land within the same submarket and/or region. The fair value of buildings and improvements, tenant improvements, and leasing costs are based upon current market replacement costs and other relevant market rate information.

The fair value of the above-market or below-market component of an acquired lease is based upon the present value (calculated using a market discount rate) of the difference between (i) the contractual rents to be paid pursuant to the lease over its remaining term, and (ii) management's estimate of the rents that would be paid using fair market rental rates and rent escalations at the date of acquisition over the remaining term of the lease. The amounts recorded for above-market and below-market ground leases are included in intangible liabilities and intangible assets, respectively, and are amortized on a straight-line basis into rental property revenues over the remaining terms of the applicable leases.

The fair value of acquired in-place leases is derived based on management's assessment of lost revenue and costs incurred for the period required to lease the "assumed vacant" property to the occupancy level when purchased. The amount recorded for acquired in-place leases is included in intangible assets and amortized as an increase to depreciation and amortization expense over the remaining term of the applicable leases.

Investment in Joint Ventures

Investment in Real Estate Debt

The Company has elected the fair value option in accounting for its investments in real estate debt. The Company evaluates the fair value of these receivables in accordance with the accounting standards for fair value accounting, measuring the receivables on a stand-alone basis using recently executed market transactions (Level 2 input) or, when that is not available, a market valuation based on the assumptions of potential market participants. The rates and ranges used in a market valuation are considered Level 3 inputs under the fair value hierarchy. Interest income earned and any unrealized gain or loss associated with holding these investments at fair value is recorded as a component of other income on the Company's consolidated statement of operations. Acquisition costs associated with these loans are expensed as incurred.

Investment in Joint Ventures

For joint ventures that the Company does not control, but over which it exercises significant influence, the Company uses the equity method of accounting. The Company's judgment with regard to its level of influence or control of an entity involves consideration of various factors including the form of its ownership interest; its representation in the entity's governance; its ability to participate in policy-making decisions; and the rights of other investors to participate in the decision-making process, to replace the Company as manager, and/or to liquidate the venture. These ventures are recorded at cost and adjusted for equity (losses) in earnings and cash contributions and distributions. Any difference between the carrying amount of these investments on the Company's consolidated balance sheet and the underlying equity in net assets on the joint venture's balance sheet is primarily related to capitalized interest and certain employees' salaries during development stages of the joint venture's property and is adjusted as the related underlying assets are depreciated, amortized, or sold. The Company generally allocates income and loss from an unconsolidated joint venture based on the venture's distribution priorities, which may be different from its stated ownership percentage.

The Company evaluates the recoverability of its investment in unconsolidated joint ventures in accordance with accounting standards for equity investments by first reviewing each investment for any indicators of impairment. If indicators are present, the Company estimates the fair value of the investment. If the carrying value of the investment is greater than the estimated fair value, management makes an assessment of whether the impairment is "temporary" or "other-than-temporary." In making this assessment, management considers the following: (i) the length of time and the extent to which fair value has been less than cost, (ii) the financial condition and near-term prospects of the entity, and (iii) the Company's intent and ability to retain its interest long enough for a recovery in market value. If management concludes that the impairment is "other than temporary," the Company reduces the investment to its estimated fair value. There were no impairments recorded in our investments in joint ventures during the years presented in the accompanying statement of operations.

Noncontrolling Interest

Noncontrolling Interest

The Company consolidates CPLP and certain joint ventures in which it owns a controlling interest. In cases where the entity's documents do not contain a required redemption clause, the Company records the partner's share of the entity in the equity section of the balance sheets in nonredeemable noncontrolling interests. In cases where the entity's documents contain a provision requiring the Company to purchase the partner's share of the venture at a certain value upon demand or at a future date, if any, the Company records the partner's share of the entity in redeemable noncontrolling interests on the balance sheets. The outside partners' interests in CPLP are redeemable on a one-for-one basis, upon demand, into shares of common stock of the Company or, at the Company's sole discretion, into the cash equivalent of such share of common stock. Therefore, noncontrolling interests associated with CPLP are considered nonredeemable noncontrolling interests. The noncontrolling partners' share of all consolidated entities' income is reflected in net income attributable to noncontrolling interest on the statements of operations.

Revenue Recognition

Revenue Recognition

Rental Property Revenues: The Company recognizes contractual revenues from leases on a straight-line basis over the term of the respective lease. Our leases regularly include allowances for tenant improvements. If we determine the improvements are our assets, we capitalize the cost of the improvements and recognize depreciation expense associated with such improvements over the shorter of the estimated useful life or the term of the lease. If the improvements are tenant assets, we defer the cost of improvements funded by us as a lease incentive asset and amortize it as a reduction of rental revenue over the term of the lease. Our determination of whether improvements are our assets or tenant assets also affects when we commence revenue recognition in connection with a lease. The Company records deferred revenue for the portion of company owned tenant improvements funded by or reimbursed by tenants and amortizes this amount on a straight-line basis into rental income over the term of the related lease. As of December 31, 2024 and 2023, the Company had unamortized deferred income related to tenant-funded tenant improvements of $228.4 million and $141.0 million, respectively, included in deferred income on the consolidated balance sheets. During 2024, 2023, and 2022, the Company recognized $28.4 million, $20.0 million, and $11.2 million, respectively, in revenues related to the amortization of tenant-funded tenant improvements.

Certain leases also provide for percentage rents based upon the level of sales achieved by the lessee. Percentage rents are recognized once the specified sales target is achieved. In addition, leases typically provide for reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses to the Company. Operating expense reimbursements are recognized as the related expenses are incurred.

Fee Income: The Company recognizes development, management, and leasing fees as it satisfies the related performance obligations under the respective contracts. The Company recognizes development and leasing fees received from investments in unconsolidated joint ventures and related salaries and other direct costs incurred by the Company as income and expense based on the percentage of the joint venture which the Company does not own. Correspondingly, the Company adjusts its investment in unconsolidated joint ventures when fees are paid to the Company by a joint venture in which the Company has an ownership interest.

Gain on Investment Property Transactions: The Company recognizes a gain on the sale of investment property at the time the buyer obtains control of the investment property. If the Company maintains any continuing involvement with the investment property, that continuing involvement is considered to be one or more additional performance obligations and additional gains or losses will be recognized as these performance obligations are satisfied.

When the Company gains control of a previously unconsolidated investment accounted for under the equity method of accounting, it records a gain for the difference between the carrying value of its equity method investment and the fair value of that investment on the date control is gained.

Income Taxes

Income Taxes

The Company has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended (the "Code"). To qualify as a REIT, the Company must distribute annually at least 90% of its adjusted taxable income, as defined in the Code, to its stockholders and satisfy certain other organizational and operating requirements. It is management's current intention to adhere to these requirements and maintain the Company's REIT status. As a REIT, the Company generally will not be subject to federal income tax at the corporate level on the taxable income it distributes to its stockholders. If the Company fails to qualify as a REIT in any taxable year, it will be subject to federal income taxes at regular corporate rates and may not be able to qualify as a REIT for four subsequent taxable years. The Company may be subject to certain state and local taxes on its income and property, and to federal income taxes on its undistributed taxable income.

CTRS is a C-Corporation for federal income tax purposes and uses the liability method for accounting for income taxes. Tax return positions are recognized in the financial statements when they are "more-likely-than-not" to be sustained upon examination by the taxing authority. Deferred income tax assets and liabilities result from temporary differences. Temporary differences are differences between the tax bases of assets and liabilities and their reported amounts in the financial statements that will result in taxable or deductible amounts in future periods. A valuation allowance may be placed on deferred income tax assets, if it is determined that it is more likely than not that a deferred tax asset may not be realized.

Stock Compensation

Stock Compensation

The Company accounts for stock-based employee compensation using the fair value measurement method. We classify share-based payment awards granted in exchange for employee services as either equity awards or liability awards. All current stock-based compensation are equity-classified awards that are measured based on the fair value on the date of grant, and the Company has no liability awards outstanding as of December 31, 2024 or 2023. The value of all of the Company's share-based awards is recognized over the period during which an employee is required to provide services in exchange for the award - the requisite service period (usually the vesting period). No compensation costs are recognized for awards for which employees do not complete the requisite service period.

Derivative Financial Instruments

Derivative Financial Instruments

The Company manages its exposure to interest rate risk associated with its floating-rate debt using derivative financial instruments, specifically interest rate swaps. The current interest rate swaps are cash flow hedges involving the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount.

The Company does not hold or issue derivative financial instruments for trading or speculative purposes. Derivatives are carried at fair value on the balance sheet as either other assets or other liabilities. If the hedging instrument is designated as a cash flow hedge and is determined to be highly effective, any gain or loss from changes in the fair value of the hedging instruments are reported as a component of other comprehensive income included in the equity section of the balance sheet. When the forecasted transaction occurs, the effective portion of the gain or loss on the hedge is reclassified from other comprehensive income to interest expense on the income statement.

The Company regularly assesses the effectiveness of the hedge relationships between the hedging instrument and the underlying exposure being hedged. The Company also regularly assesses the effectiveness of its risk management strategies and its use of derivative financing instruments.

Earnings per Share

Earnings per Share

Net income per share-basic is calculated as net income available to common stockholders divided by the weighted average number of common shares outstanding during the period, including unvested restricted stock which has nonforfeitable dividend rights. Net income per share-diluted is calculated as net income available to common stockholders plus noncontrolling interests in CPLP divided by the diluted weighted average number of common shares outstanding during the period. Diluted weighted average number of common shares uses the same weighted average common share number as in the basic calculation and adds the potential dilution that would occur if (i) the outside units in CPLP were converted into the Company's common stock, (ii) any forward sales contracts of our common stock were settled, and (iii) equity-based restricted stock units ("RSUs") as well as shares to be issued under the Employee Stock Purchase Plan ("ESPP") were vested and settled resulting in additional common shares outstanding, all calculated using the treasury stock method, as applicable. RSUs are dilutive if the shares to be granted (assuming the end of the reporting period is the end of the measurement of any required market and performance achievement) exceed the shares assumed to be repurchased under the treasury stock method (using related unamortized compensation costs as proceeds). Shares to be issued under the ESPP are dilutive if the estimated shares to be purchased under the plan based on current enrollment elections exceed the shares assumed to be repurchased under the treasury stock method (using both employee ESPP contributions and related unamortized compensation costs as proceeds).

Cash and Cash Equivalents

Cash and Cash Equivalents

Cash and cash equivalents include unrestricted cash and highly-liquid money market instruments. Highly-liquid money market instruments include securities and repurchase agreements with original maturities of three months or less, money market mutual funds, and United States Treasury Bills with maturities of 30 days or less.

Restricted Cash

Restricted Cash

Restricted cash primarily includes escrow accounts held by lenders for reserves or funds to pay real estate taxes, if any. The Company did not have any restricted cash as of December 31, 2024 or 2023.

Determination of Fair Values

Determination of Fair Values

The Company uses fair values in the preparation of the financial statements and related footnote disclosures under the Fair Value Hierarchy prescribed by GAAP. The hierarchy is used for recording fair value of investments in real estate debt (see note 5), disclosing fair values of debt as of the balance sheet date (see note 9), and recording cash flow hedges (see note

10). The determinations of fair value for investments in real estate debt are made based on Level 3 inputs when Level 2 inputs are not available. Determinations of fair value of debt and for recording of cash flow hedges are based on Level 2 inputs. Inputs are described more fully in the respective footnotes. Fair values used for stock compensation are based on the assumptions and methodologies described in note 15 and are excepted from the Fair Value Hierarchy disclosure requirements.

Use of Estimates

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Reportable Segments

The Company's segments are based on the method of internal reporting with operating segments being each of the operating office properties. These operating segments are aggregated for reporting by geographical area, with these geographical regions being: Atlanta, Austin, Charlotte, Dallas, Phoenix, Tampa, and other markets. Included in other markets for the periods presented are properties located in Houston and Nashville.

Company management evaluates the performance of its reportable segments in part based on Net Operating Income ("NOI"). Office Property NOI is regularly reported to the Chief Operating Decision Maker ("CODM") by segment. The CODM is the Company's President and Chief Executive Officer. Each segment includes both consolidated operations and the Company's share of unconsolidated joint venture operations.

Segment net income, individually significant components of rental property operating expenses, amount of capital expenditures, and total assets are not presented in this note because the CODM does not utilize these measures when analyzing segments or when making resource allocation decisions.

XML 52 R36.htm IDEA: XBRL DOCUMENT

REAL ESTATE (Tables)

12 Months Ended
Dec. 31, 2024

Real Estate [Abstract]

Summary of Acquisition Transactions

The following table summarizes the acquisition transactions ($ in thousands):

	Sail Tower	Vantage South End
Closing Purchase Price	$ 521,775	$ 328,500
Acquisition Date	December 2024	December 2024
Square Feet	804,000	639,000
Market	Austin	Charlotte
Purchase Price Allocation		
Tangible assets		
Operating properties	$ 578,576	$ 299,305
Intangible and other assets		
In-place leases (1)	48,497	29,885
Above market leases (1)	—	4,898
Prepaid expenses	28	78
	48,525	34,861
Intangible and other liabilities		
Below market leases (1)	(72,369)	(5,124)
Tenant allowance payable	(32,238)	—
Accounts payable and other liabilities	(11,270)	(1,705)
	(115,877)	(6,829)
Total net assets acquired (2)	$ 511,224	$ 327,337

(1) The intangible assets and liabilities will be amortized over a weighted average remaining lease term of 11 years from the acquisition dates.

(2) Represents net purchase price, including acquisition costs of $691,000 and $463,000, as well as net operating liabilities acquired through closing prorations of $11.3 million and $1.7 million for Sail Tower and Vantage South End, respectively.

XML 53 R37.htm IDEA: XBRL DOCUMENT

GROUND LEASES (Tables)

12 Months Ended
Dec. 31, 2024

Leases [Abstract]

Schedule of Future Minimum Payments on Operating Ground Leases, ASU 842

The following table represents the undiscounted cash flows of our scheduled obligations for future minimum payments for ground leases as of December 31, 2024, with a reconciliation of these cash flows to the related ground lease liabilities in accordance with ASC 842 ($ in thousands):

	Operating Ground Leases
2025	$ 1,958
2026	2,006
2027	2,010
2028	2,022
2029	2,022
Thereafter	169,268
	$ 179,286
Discount	(129,283)
Lease liability	$ 50,003

XML 54 R38.htm IDEA: XBRL DOCUMENT

INVESTMENTS IN REAL ESTATE DEBT (Tables)

12 Months Ended
Dec. 31, 2024

Investments, All Other Investments [Abstract]

Schedule of Investments In Real Estate Debt

The details of these real estate debt investments as of December 31, 2024 are as follows ($ in thousands):

Collateral	Carrying Value and Fair Value	Variable Rate (1)	Maturity Date
110 East - Pledge of equity interests (2) Charlotte, NC, Office Building	$ 16,559	13.40 %	February 2026
Radius - Pledge of equity interests (2) Nashville, TN, Office Building	12,660	12.65 %	June 2025
Saint Ann - Pledge of asset Dallas, TX, Office Building	138,000	8.06 % (3)	December 2024
	$ 167,219		

(1) Represents the variable interest rate at December 31, 2024, including a SOFR base rate of 4.40%.
(2) The first priority lender of these two mortgage loans had a combined balance of $152.7 million as of December 31, 2024.
(3) Excludes the additional default of interest of 5% in effect from December 7, 2024, through the January 7, 2025 payoff.

XML 55 R39.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES (Tables)

12 Months Ended
Dec. 31, 2024

Equity Method Investments and Joint Ventures [Abstract]

Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures

The following information summarizes financial data and principal activities of the Company's unconsolidated joint ventures. The information included in the following table entitled summary of financial position is as of December 31, 2024 and 2023 ($ in thousands).

SUMMARY OF FINANCIAL POSITION

	Total Assets		Total Liabilities		Total Equity (Deficit)		Company's Investment	
	2024	2023	2024	2023	2024	2023	2024	2023
Operating Properties:								
AMCO 120 WT Holdings, LLC	**$ 74,984**	$ 80,694	**$ 1,254**	$ 2,052	**$ 73,730**	$ 78,642	**$ 13,503**	$ 14,506
Crawford Long - CPI, LLC	**19,306**	22,001	**83,571**	84,563	**(64,265)**	(62,562)	**(31,626)** (1)	(31,066) (1)
Neuhoff Holdings LLC	**573,495**	477,780	**306,055**	251,477	**267,440**	226,303	**150,376**	124,543
TL CO Proscenium JV, LLC	**86,517**	—	**3,889**	—	**82,628**	—	**16,768**	—
Land:								
715 Ponce Holdings LLC	**9,442**	9,325	**57**	1	**9,385**	9,324	**4,831**	4,782
	$ 763,744	$ 589,800	**$ 394,826**	$ 338,093	**$ 368,918**	$ 251,707	**$ 153,852**	$ 112,765

(1) These negative balances are included in deferred income on the consolidated balance sheets.

The information included in the summary of operations table is for the years ended December 31, 2024, 2023, and 2022 ($ in thousands).

SUMMARY OF OPERATIONS

	Total Revenues			Net Income (Loss)			Company's Income (Loss) from Investment		
	2024	2023	2022	2024	2023	2022	2024	2023	2022
Operating Properties:									
AMCO 120 WT Holdings, LLC	**$ 10,947**	$ 11,407	$ 10,844	**$ 1,450**	$ 2,822	$ 3,245	**$ 271**	$ 562	$ 632
Crawford Long - CPI, LLC	**13,371**	13,097	13,298	**3,047**	3,692	4,530	**1,393**	1,709	2,117
Neuhoff Holdings LLC (1)	**3,431**	214	140	**(7,203)**	(120)	94	**(4,224)**	(77)	47
TL CO Proscenium JV, LLC	**7,606**	—	—	**(893)**	—	—	**(267)**	—	—
Land:									
715 Ponce Holdings LLC	**177**	268	287	**61**	177	183	**31**	88	91
Sold and Other:									
Carolina Square Holdings LP	**—**	—	12,071	**—**	48	503	**—**	24	164
HICO Victory Center LP	**—**	—	92	**—**	(14)	6,735	**—**	(7)	4,546
Other	**—**	—	28	**—**	—	(12)	**—**	—	103
	$ 35,532	$ 24,986	$ 36,760	**$ (3,538)**	$ 6,605	$ 15,278	**$ (2,796)**	$ 2,299	$ 7,700

(1) The Neuhoff Holdings LLC properties have commenced initial operations, but are not yet stabilized.

XML 56 R40.htm IDEA: XBRL DOCUMENT

INTANGIBLE ASSETS AND LIABILITIES (Tables)

12 Months Ended
Dec. 31, 2024

Goodwill and Intangible Assets Disclosure [Abstract]

Schedule of Intangible Assets and Liabilities

At December 31, 2024 and 2023, intangible assets and liabilities included the following ($ in thousands):

	2024	2023
Intangible Assets:		
In-place leases, net of accumulated amortization of $135,945 and $135,433 in 2024 and 2023, respectively	**$ 139,704**	$ 80,117
Below-market ground leases, net of accumulated amortization of $2,572 and $2,260 in 2024 and 2023, respectively	**16,681**	16,992
Above-market leases, net of accumulated amortization of $24,190 and $24,918 in 2024 and 2023, respectively	**13,930**	11,884
Goodwill	**1,674**	1,674
	$ 171,989	$ 110,667
Intangible Liabilities:		
Below-market leases, net of accumulated amortization of $56,982 and $50,475 in 2024 and 2023	**$ 111,221**	$ 42,193

Schedule of Amortization of Intangible Asset and Liabilities

For the years ended December 31, 2024, 2023, and 2022, the amortization of the above asset and liabilities are recorded as follows ($ in thousands):

	2024	2023	2022
Revenues:			
Rental property revenues, net (Below-market and Above-market leases)	**$ 6,142**	$ 6,876	$ 6,446
Expenses:			
Depreciation and amortization (In-place leases)	**18,793**	21,964	27,458
Rental property operating and other expenses (Below-market ground leases)	**318**	400	411

Schedule of Aggregate Amortization of Intangible Assets and Liabilities

Over the next five years and thereafter, aggregate amortization of these intangible assets and liabilities is anticipated to be as follows ($ in thousands):

	In-Place Leases	Below-Market Ground Leases	Above-Market Leases	Below-Market Leases	Total
2025	$ 21,701	$ 282	$ 2,679	$ (13,709)	$ 10,953
2026	19,348	282	2,291	(12,490)	9,431
2027	16,762	282	1,870	(10,955)	7,959
2028	13,942	282	1,761	(9,808)	6,177
2029	12,548	210	1,496	(9,404)	4,850
Thereafter	55,403	15,343	3,833	(54,855)	19,724
	$ 139,704	$ 16,681	$ 13,930	$ (111,221)	$ 59,094
Weighted average remaining lease term	9 years	62 years	7 years	11 years	

XML 57 R41.htm IDEA: XBRL DOCUMENT

OTHER ASSETS (Tables)

12 Months Ended
Dec. 31, 2024

Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]

Schedule of Other Assets

At December 31, 2024 and 2023, other assets included the following ($ in thousands):

	2024	2023
Predevelopment costs	**$ 58,224**	$ 56,600
Lease inducements, net of accumulated amortization of $8,181 and $5,860 in 2024 and 2023, respectively	**11,024**	10,537
Furniture, fixtures, and equipment and other deferred costs, net of accumulated depreciation of $20,004 and $18,564 in 2024 and 2023, respectively	**9,491**	10,631
Prepaid expenses and other assets	**4,492**	8,704
Credit Facility deferred financing costs, net of accumulated amortization of $3,416 and $2,131 in 2024 and 2023, respectively	**2,988**	4,273
	$ 86,219	$ 90,745

XML 58 R42.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE (Tables)

12 Months Ended
Dec. 31, 2024

Debt Disclosure [Abstract]

Schedule of Terms of Notes Payable

The following table summarizes the terms of notes payable outstanding at December 31, 2024 and 2023 ($ in thousands):

Description	Interest Rate (1)	Maturity (2)	2024	2023
Unsecured Notes:				
Credit Facility	5.185%	April 2027	**$ 112,332**	$ 185,100
Public Senior Notes	5.875%	October 2034	**500,000**	—
Public Senior Notes	5.375%	February 2032	**400,000**	—
Term Loan (3)	5.433%	September 2025	**400,000**	400,000
Privately Placed Senior Note	3.95%	July 2029	**275,000**	275,000
Term Loan (4)	5.41%	August 2025	**250,000**	350,000
Privately Placed Senior Note	3.91%	July 2025	**250,000**	250,000
Privately Placed Senior Note	3.86%	July 2028	**250,000**	250,000
Privately Placed Senior Note	3.78%	July 2027	**125,000**	125,000
Privately Placed Senior Note	4.09%	July 2027	**100,000**	100,000
			2,662,332	1,935,100
Secured Mortgage Notes:				
Terminus (5)	6.34%	January 2031	**221,000**	221,000
Fifth Third Center	3.37%	October 2026	**122,802**	126,548
Colorado Tower	3.45%	September 2026	**104,080**	106,862
Domain 10	3.75%	November 2024	**—**	72,558
			447,882	526,968
			$ 3,110,214	$ 2,462,068
Unamortized original issue discount			**(3,560)**	—
Unamortized loan costs			**(10,988)**	(4,441)
Total Notes Payable			**$ 3,095,666**	$ 2,457,627

(1) Interest rate as of December 31, 2024.

(2) Weighted average maturity of notes payable outstanding at December 31, 2024 was 4.2 years. Unexercised extension options are not included.

(3) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the first of four available six month extension options. The extension will be effective March 3, 2025.

(4) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the second of four available 180 day extension options. The extension will be effective February 26, 2025.

(5) Represents $123.0 million and $98.0 million non-cross-collateralized mortgages secured by the Terminus 100 and Terminus 200 buildings, respectively.

Schedule of Interest Recorded

For the years ended December 31, 2024, 2023, and 2022, interest was recorded as follows ($ in thousands):

	2024	2023	2022
Total interest incurred	**$ 135,025**	$ 123,830	$ 87,937
Interest capitalized	**(12,549)**	(18,367)	(15,400)
Total interest expense	**$ 122,476**	$ 105,463	$ 72,537

Schedule of Future Principal Payments Due

Future principal payments due (including scheduled amortization payments and payments due upon original maturity) on the Company's notes payable at December 31, 2024 are as follows ($ in thousands):

2025	$ 906,755
2026	220,127
2027	337,332
2028	250,000
2029	275,000
Thereafter	1,121,000
	$ 3,110,214

XML 59 R43.htm IDEA: XBRL DOCUMENT

DERIVATIVE FINANCIAL INSTRUMENTS (Tables)

12 Months Ended

Dec. 31, 2024

Derivative Instruments and Hedging Activities Disclosure [Abstract]

Schedule of Reclassification out of Accumulated Other Comprehensive Income

The table below presents the effect of the Company's derivative financial instruments on the consolidated statements of operations as of December 31, 2024, 2023, and 2022 ($ in thousands):

Cash Flow Hedge:	2024	2023	2022
Amount of income recognized in accumulated other comprehensive income on interest rate derivatives	**$ 2,935**	$ 4,357	$ 1,063
Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense	**$ (5,232)**	$ (3,932)	$ 704
Total amount of interest expense presented in the consolidated statements of operations	**$ 122,476**	$ 105,463	$ 72,537

XML 60 R44.htm IDEA: XBRL DOCUMENT

OTHER LIABILITIES (Tables)

12 Months Ended

Dec. 31, 2024

Other Liabilities Disclosure [Abstract]

Schedule of Other Liabilities

Other liabilities on the consolidated balance sheets as of December 31, 2024 and 2023 included the following ($ in thousands):

	2024	2023
Ground lease liability	**$ 50,003**	$ 53,348
Prepaid rent	**41,949**	34,872
Security deposits	**17,043**	15,050
Other liabilities	**1,717**	1,560
	$ 110,712	$ 104,830

XML 61 R45.htm IDEA: XBRL DOCUMENT

STOCKHOLDERS' EQUITY (Tables)

12 Months Ended

Dec. 31, 2024

Equity [Abstract]

Schedule of Distribution of Taxable Income

The following reconciles dividends paid and dividends applied in 2024, 2023, and 2022 to meet REIT distribution requirements ($ in thousands):

	2024	2023	2022
Common dividends	**$ 195,413**	$ 194,144	$ 192,275
Dividends treated as taxable compensation to employees	**(1,214)**	(308)	(231)
Dividends in excess of current year REIT distribution requirements	**(41,356)**	(39,933)	—
Dividends applied to meet current year REIT distribution requirements	**$ 152,843**	$ 153,903	$ 192,044

Schedule of Components of the Taxability of the Company's Dividends

The following summarizes the components of the taxability of the Company's common stock distributions for the years ended December 31, 2024, 2023, and 2022:

	Total Distributions Per Share	Ordinary Dividends (1)	Long-Term Capital Gain	Non Dividend Distributions	Unrecaptured Section 1250 Gain	Section 1061 One Year Amounts Disclosure (2)	Section 1061 Three Year Amounts Disclosure (2)
2024	$ 1.280000	$ 1.007420	$ —	$ 0.272580	$ —	$ —	$ —
2023	$ 1.280000	$ 1.008002	$ 0.008302	$ 0.263696	$ —	$ 0.008302	$ 0.008302
2022	$ 1.270000	$ 0.880788	$ 0.389212	$ —	$ 0.045470	$ 0.389212	$ 0.389212

(1) 100% of the amounts included in Ordinary Dividends is treated as "qualified REIT dividends" for purposes of section 199A of the Internal Revenue Code. None of the amounts are section 897 gains attributable to the disposition of U.S. real property interests for foreign shareholders.

(2) Total Capital Gain Distributions for purposes of section 1061 of the Internal Revenue Code. Section 1061 is generally applicable to direct and indirect holders of "applicable partnership interests".

XML 62 R46.htm IDEA: XBRL DOCUMENT

REVENUE RECOGNITION (Tables)

12 Months Ended

Dec. 31, 2024

Revenue from Contract with Customer [Abstract]

Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases

The following tables set forth the future minimum cash rents to be received by consolidated entities under existing non-cancellable leases as of December 31, 2024 ($ in thousands):

	December 31, 2024
2025	$ 608,624
2026	614,165
2027	583,548
2028	539,656
2029	486,608
Thereafter	1,919,666
	$ 4,752,267

XML 63 R47.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION (Tables)

12 Months Ended

Dec. 31, 2024

Share-Based Payment Arrangement [Abstract]

Schedule of Stock-based Compensation Expense, Net of Forfeitures

For 2024, 2023, and 2022, stock-based compensation expense, net of forfeitures, was recorded as follows ($ in thousands):

	2024	2023	2022
Equity-classified awards:			
Restricted stock	**$ 4,130**	$ 3,645	$ 3,151
Market-based RSUs	**6,885**	5,042	4,073
Performance-based RSUs	**2,077**	1,463	1,173
Director grants	**1,587**	1,601	1,471
Employee Stock Purchase Plan	**109**	150	191
	14,788	11,901	10,059
Liability-classified awards			
Service-based RSUs	**—**	61	(146)
Dividend equivalent units	**—**	—	69
	—	61	(77)
Total stock-based compensation expense	**$ 14,788**	$ 11,962	$ 9,982

Schedule of Equity and Liability Classified Award Activity

The following table summarizes equity-classified employee stock compensation award activity for the years ended December 31, 2024, 2023, and 2022 (shares in thousands):

	2024		2023		2022	
	Restricted Stock and RSUs	Weighted Average Fair Market Value at Grant	Restricted Stock and RSUs	Weighted Average Fair Market Value at Grant	Restricted Stock and RSUs	Weighted Average Fair Market Value at Grant
Restricted stock and RSUs unvested at beginning of the year	**629**	**$34.16**	463	$39.91	409	$38.63
Granted	**498**	**$28.73**	399	$29.31	242	$43.30
Vested	**(252)**	**$39.47**	(225)	$37.28	(169)	$41.54
Forfeited	**(13)**	**$31.41**	(8)	$37.60	(19)	$41.05
Restricted stock and RSUs unvested at end of year (1)	**862**	**$29.51**	629	$34.16	463	$39.91

(1) The targeted number of non-vested stock-settled RSUs and Restricted Stock at December 31, 2024 is 522,858 and 339,479, respectively.

Schedule of Valuation Assumptions

The Monte Carlo valuation used to determine the grant date fair value of the stock-settled Market-based RSUs included the following assumptions for those RSUs granted in 2024, 2023, and 2022:

		2024	2023	2022
Volatility	(1)	30.5 %	40.5 %	37.7 %
Risk-free rate	(2)	4.43 %	4.35 %	1.39 %
Stock beta	(3)	0.96 %	1.03 %	1.02 %

(1) Based on historical volatility over three years using daily stock price.
(2) Reflects the yield on three-year Treasury bonds.
(3) Betas are calculated with up to three years of daily stock price data.

XML 64 R48.htm IDEA: XBRL DOCUMENT

INCOME TAXES (Tables)

12 Months Ended
Dec. 31, 2024

Income Tax Disclosure [Abstract]

Schedule of Difference between Income Tax Benefit (provision) and the Amount Computed by Applying the Statutory Federal Income Tax Rate to Income Before Taxes

The net income tax benefit differs from the amount computed by applying the statutory federal income tax rate to CTRS' income before taxes as follows ($ in thousands):

	2024		2023		2022	
	Amount	Rate	Amount	Rate	Amount	Rate
Federal income tax benefit (expense)	**$ 58**	**21 %**	$ (149)	21 %	$ 85	21 %
State income tax benefit (expense)	**11**	**4 %**	(28)	4 %	16	4 %
Tax impact of capital loss carryforward	**—**	**— %**	(28)	— %	(29)	— %
Tax impact of interest and other book to tax timing differences	**(147)**	**(54)%**	—	— %	—	— %
Valuation allowance	**4**	**2 %**	1	— %	(60)	(15)%
Other	**74**	**27 %**	30	— %	(12)	(10)%
Tax expense before utilization of net operating loss carryforward	**$ —**	**— %**	$ (174)	25 %	$ —	— %
Utilization of net operating loss carryforward	**—**	**— %**	174	(25)%	—	— %
Benefit applicable to income (loss) from continuing operations	**$ —**	**— %**	$ —	— %	$ —	— %

Schedule of Tax Effect of Significant Temporary Differences Representing Deferred Tax Assets and Liabilities

The tax effect of significant temporary differences representing deferred tax assets and liabilities of CTRS as of December 31, 2024 and 2023 are as follows ($ in thousands):

	2024	2023
Income from unconsolidated joint ventures	**$ 27**	$ 31
Federal and state tax net operating loss carryforwards	**1,388**	1,462
Interest and other book tax differences	**147**	—
Federal and state tax capital loss carryforwards	**152**	152
Gross deferred tax asset	**1,714**	1,645
Valuation allowance	**(1,714)**	(1,645)
Net deferred tax asset after valuation allowance	**$ —**	$ —

XML 65 R49.htm IDEA: XBRL DOCUMENT

EARNINGS PER SHARE (Tables)

12 Months Ended
Dec. 31, 2024

Earnings Per Share [Abstract]

Schedule of Computation of Basic and Diluted Earnings Per Share

The following table sets forth the computation of the basic and diluted earnings per share of the Company's consolidated statements of operations for the years ended December 31, 2024, 2023 and 2022 ($ in thousands, except per share amounts):

	Year Ended December 31		
	2024	2023	2022
Earnings per common share - basic:			
Numerator:			
Net income	**$ 46,581**	$ 83,816	$ 167,445
Net income attributable to noncontrolling interests in CPLP from continuing operations	**(8)**	(14)	(143)
Net income attributable to other noncontrolling interests	**(611)**	(839)	(509)
Net income available for common stockholders	**$ 45,962**	$ 82,963	$ 166,793
Denominator:			
Weighted average common shares - basic	**153,413**	151,714	150,113
Net income per common share - basic	**$ 0.30**	$ 0.55	$ 1.11
Earnings per common share - diluted:			
Numerator:			
Net income	**$ 46,581**	$ 83,816	$ 167,445
Net income attributable to other noncontrolling interests	**(611)**	(839)	(509)
Net income available for common stockholders before allocation of net income attributable to noncontrolling interests in CPLP	**$ 45,970**	$ 82,977	$ 166,936
Denominator:			
Weighted average common shares - basic	**153,413**	151,714	150,113
Add:			
Potential dilutive common shares - ESPP	**2**	—	—
Potential dilutive restrictive stock units - restricted stock units, less shares assumed purchased at market price	**575**	301	281
Weighted average units of CPLP convertible into common shares	**25**	25	25
Weighted average common shares - diluted	**154,015**	152,040	150,419
Net income per common share - diluted	**$ 0.30**	$ 0.55	$ 1.11

XML 66 R50.htm IDEA: XBRL DOCUMENT

CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION (Tables)

12 Months Ended
Dec. 31, 2024

Supplemental Cash Flow Elements [Abstract]

Schedule of Supplemental Information Related to Cash Flows

Supplemental information related to cash flows, including significant non-cash activity affecting the consolidated statements of cash flows, for the years ended December 31, 2024, 2023, and 2022 is as follows ($ in thousands):

	2024	2023	2022
Interest paid, net of amounts capitalized	**$ 107,676**	$ 100,553	$ 70,087
Income taxes paid (1)	**—**	—	38
Non-Cash Transactions:			
Retirement of treasury stock	**145,696**	—	—
Common stock dividends declared and accrued	**55,091**	49,384	48,525
Tenant improvements recorded in deferred income	**115,838**	60,568	80,369
Accrued capital expenditures included in accounts payable and accrued expenses	**125,791**	124,337	108,497

(1) This represents state income taxes paid in conjunction with gains from sales transaction. See notes 3 and 6.

XML 67 R51.htm IDEA: XBRL DOCUMENT

REPORTABLE SEGMENTS (Tables)

12 Months Ended
Dec. 31, 2024

Segment Reporting [Abstract]

Reconciliation of Revenue from Segments to Consolidated

The below presentation has been recast for all years presented to comply with updates to ASC 280 required by Accounting Standards Update 2023-07 "ASU 2023-07," "Segment Reporting" issued by the Financial Accounting Standards Board in November 2023. Information on the Company's segments along with a reconciliation of NOI to net income for years ended December 31, 2024, 2023, and 2022 are as follows ($ in thousands):

Year Ended December 31, 2024	Rental Property Revenues	Rental Property Operating Expenses	NOI
Atlanta	$ 309,807	$ 109,534	$ 200,273
Austin	287,659	95,901	191,758
Tampa	77,238	27,855	49,383
Phoenix	60,397	15,801	44,596
Charlotte	59,008	16,844	42,164
Dallas	17,683	3,746	13,937
Other	35,144	12,108	23,036
Segment Totals	**$ 846,936**	**$ 281,789**	**$ 565,147**
Other Non - Office Properties	$ 9,501	$ 4,324	$ 5,177
Portfolio Totals	**$ 856,437**	**$ 286,113**	**$ 570,324**
Less: Company's share from unconsolidated joint ventures	$ (12,069)	$ (5,452)	
Termination Fees	3,405	—	
Consolidated Totals	**$ 847,773**	**$ 280,661**	

Year Ended December 31, 2023	Rental Property Revenues	Rental Property Operating Expenses	NOI
Atlanta	$ 295,255	$ 101,950	$ 193,305
Austin	259,683	89,580	170,103
Tampa	74,813	27,880	46,933
Phoenix	60,540	16,363	44,177
Charlotte	58,348	15,224	43,124
Dallas	16,924	3,850	13,074
Other	26,081	11,412	14,669
Segment Totals	**$ 791,644**	**$ 266,259**	**$ 525,385**
Other Non - Office Properties	$ 9,021	$ 3,312	$ 5,709
Portfolio Totals	**$ 800,665**	**$ 269,571**	**$ 531,094**
Less: Company's share from unconsolidated joint ventures	$ (8,961)	$ (3,137)	
Termination Fees	7,343	—	
Consolidated Totals	**$ 799,047**	**$ 266,434**	

Year Ended December 31, 2022	Rental Property Revenues	Rental Property Operating Expenses	NOI
Atlanta	$ 277,287	$ 92,678	$ 184,609
Austin	249,790	96,984	152,806
Tampa	70,991	25,803	45,188
Phoenix	56,413	14,869	41,544
Charlotte	55,330	14,096	41,234
Dallas	16,736	3,846	12,890
Other	28,682	11,806	16,876
Segment Totals	**$ 755,229**	**$ 260,082**	**$ 495,147**
Other Non - Office Properties	$ 10,754	$ 3,701	$ 7,053
Portfolio Totals	**$ 765,983**	**$ 263,783**	**$ 502,200**
Less: Company's share from unconsolidated joint ventures	$ (14,936)	$ (5,412)	
Termination Fees	2,464	—	
Consolidated Totals	**$ 753,511**	**$ 258,371**	

Schedule of Reconciliation of NOI To Net Income Available to Common Stockholders

The following reconciles Net Income to Net Operating Income for each of the periods presented ($ in thousands):

	Year Ended December 31,		
	2024	2023	2022
Net income	**$ 46,581**	$ 83,816	$ 167,445
Fee income	**(1,761)**	(1,373)	(6,119)
Termination fee income	**(3,405)**	(7,343)	(2,464)
Other income	**(7,224)**	(2,454)	(2,660)
General and administrative expenses	**36,566**	32,331	28,319
Interest expense	**122,476**	105,463	72,537
Depreciation and amortization	**365,045**	314,897	295,587
Reimbursed expenses	**634**	608	2,024
Other expenses	**2,097**	2,128	2,134
Loss (income) from unconsolidated joint ventures	**2,796**	(2,299)	(7,700)
Net operating income from unconsolidated joint ventures	**6,617**	5,824	9,524
Gain on sales of investments in unconsolidated joint ventures	**—**	—	(56,267)
Loss (gain) on investment property transactions	**(98)**	(504)	9
Gain on extinguishment of debt	**—**	—	(169)
Net Operating Income	**$ 570,324**	$ 531,094	$ 502,200

XML 68 R52.htm IDEA: XBRL DOCUMENT

DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION - Description of Business (Details) ft² in Thousands

12 Months Ended
Dec. 31, 2024
ft²

New Accounting Pronouncements or Change in Accounting Principle [Line Items]

Distribution of taxable income to qualify as REIT, percentage	100.00%
Company's portfolio of real estate assets - Office space (square feet)	20,600
Company's portfolio of real estate assets - Retail space (square feet)	467
Cousins Properties LP	

New Accounting Pronouncements or Change in Accounting Principle [Line Items]

Percentage of partnership units owned by the Company	99.00%

XML 69 R53.htm IDEA: XBRL DOCUMENT

SIGNIFICANT ACCOUNTING POLICIES - Cost Capitalization (Details)

12 Months Ended
Dec. 31, 2024

Accounting Policies [Abstract]

Period in which the company capitalizes interest, real estate taxes and certain operating expenses on the unoccupied portion of recently completed properties, beginning with the date it is substantially complete (percent)	90.00%
Period in which the company capitalizes interest, real estate taxes and certain operating expenses on the unoccupied portion of recently completed properties, beginning with the date it is substantially complete (in years)	1 year

XML 70 R54.htm IDEA: XBRL DOCUMENT

SIGNIFICANT ACCOUNTING POLICIES - Depreciation and Amortization (Details)

Dec. 31, 2024

Buildings | Minimum	
Property, Plant and Equipment [Line Items]	
Useful life	30 years
Buildings | Maximum	
Property, Plant and Equipment [Line Items]	
Useful life	40 years
Furniture, Fixtures and Equipment | Minimum	
Property, Plant and Equipment [Line Items]	
Useful life	3 years
Furniture, Fixtures and Equipment | Maximum	
Property, Plant and Equipment [Line Items]	
Useful life	5 years

XML 71 R55.htm IDEA: XBRL DOCUMENT

SIGNIFICANT ACCOUNTING POLICIES - Noncontrolling Interest (Details)	**12 Months Ended**
	Dec. 31, 2024
Accounting Policies [Abstract]	
Conversion ratio	1

XML 72 R56.htm IDEA: XBRL DOCUMENT

SIGNIFICANT ACCOUNTING POLICIES - Revenue Recognition (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Revenue from External Customer [Line Items]			
Deferred income	$ 277,132	$ 181,744	
Revenues	856,758	802,874	$ 762,290
Tenant Funded Improvements			
Revenue from External Customer [Line Items]			
Deferred income	228,400	141,000	
Revenues	28,400	20,000	11,200
Tenants Expenses			
Revenue from External Customer [Line Items]			
Revenues	$ 176,700	$ 163,200	$ 160,700

XML 73 R57.htm IDEA: XBRL DOCUMENT

REAL ESTATE - Summarizes Of Acquisition Transactions (Details) ft² in Thousands, $ in Thousands	**1 Months Ended**
	Dec. 31, 2024
	USD ($)
	ft²
Asset Acquisition [Line Items]	
Weighted average remaining lease term	11 years
Sail Tower	
Asset Acquisition [Line Items]	
Closing Purchase Price	$ 521,775
Area of property acquired | ft²	804
Operating properties	$ 578,576
Intangible and other assets	48,525
Intangible and other liabilities	(115,877)
Total net assets acquired	511,224
Acquisition costs	691
Net operating liabilities	11,300
Sail Tower | Below-Market Leases	
Asset Acquisition [Line Items]	
Intangible and other liabilities	(72,369)
Sail Tower | Tenant allowance payable	
Asset Acquisition [Line Items]	
Intangible and other liabilities	(32,238)
Sail Tower | Accounts payable and other liabilities	
Asset Acquisition [Line Items]	
Intangible and other liabilities	(11,270)
Sail Tower | In-Place Leases	
Asset Acquisition [Line Items]	
Intangible and other assets	48,497
Sail Tower | Above market leases (1)	
Asset Acquisition [Line Items]	
Intangible and other assets	0
Sail Tower | Prepaid expenses	
Asset Acquisition [Line Items]	
Intangible and other assets	28
Vantage South End	
Asset Acquisition [Line Items]	
Closing Purchase Price	$ 328,500
Area of property acquired | ft²	639
Operating properties	$ 299,305
Intangible and other assets	34,861
Intangible and other liabilities	(6,829)
Total net assets acquired	327,337
Acquisition costs	463
Net operating liabilities	1,700
Vantage South End | Below-Market Leases	
Asset Acquisition [Line Items]	
Intangible and other liabilities	(5,124)
Vantage South End | Tenant allowance payable	
Asset Acquisition [Line Items]	
Intangible and other liabilities	0
Vantage South End | Accounts payable and other liabilities	
Asset Acquisition [Line Items]	
Intangible and other liabilities	(1,705)
Vantage South End | In-Place Leases	
Asset Acquisition [Line Items]	
Intangible and other assets	29,885
Vantage South End | Above market leases (1)	
Asset Acquisition [Line Items]	
Intangible and other assets	4,898

Vantage South End | Prepaid expenses	
Asset Acquisition [Line Items]	
Intangible and other assets	$ 78

XML 74 R58.htm IDEA: XBRL DOCUMENT

REAL ESTATE - Narrative (Details) ft² in Thousands, $ in Thousands	1 Months Ended		
	Dec. 31, 2024 USD ($) ft²	Sep. 30, 2023 USD ($)	Sep. 30, 2024 USD ($) a
Sail Tower			
Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items]			
Intangible and other liabilities	$ 115,877		
Area of real estate property | ft²	804		
Tenant allowance payable | Sail Tower			
Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items]			
Intangible and other liabilities	$ 32,238		
Disposal Group, Disposed of by Sale, Not Discontinued Operations | Atlanta Land			
Income Statement, Balance Sheet and Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items]			
Area of real estate property | a			10.4
Gross sales price			$ 4,250
Gain on sale of property		$ 507	

XML 75 R59.htm IDEA: XBRL DOCUMENT

GROUND LEASES - Narrative (Details) $ in Thousands	1 Months Ended	12 Months Ended		
	Feb. 29, 2024 USD ($)	Dec. 31, 2024 USD ($) property	Dec. 31, 2023 USD ($) property	Dec. 31, 2022 USD ($)
Leases [Abstract]				
Number of properties subject to operating lease | property		4	4	
Operating lease, weighted average remaining term		76 years	77 years	
Operating ground leases, right-of-use asset		$ 45,200	$ 45,500	
Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible List]		Rental Properties, Land Held	Rental Properties, Land Held	
Operating ground leases, liability		$ 50,003	$ 49,800	
Finance Lease, Liability, Statement of Financial Position [Extensible List]		Other liabilities	Other liabilities	
Operating Lease, Liability, Statement of Financial Position [Extensible List]		Other liabilities	Other liabilities	
Operating lease, weighted average discount rate		4.30%	4.30%	
Finance lease, weighted average discount rate		4.30%	4.30%	
Finance ground lease paid	$ 3,800			
Number of properties subject to finance lease | property			1	
Finance lease, weighted average remaining term			2 years	
Finance ground leases, right-of-use asset			$ 3,700	
Finance Lease, Right-of-Use Asset, Statement of Financial Position [Extensible List]			Land Held	
Finance ground leases, liability			$ 3,600	
Operating lease expense		$ 2,800	2,900	$ 2,900
Variable lease expense		128	155	
Interest expense related to finance lease		27	162	162
Operating lease payments		2,100	2,100	2,100
Finance lease payments		$ 39	$ 162	$ 162

XML 76 R60.htm IDEA: XBRL DOCUMENT

GROUND LEASES - Future Minimum Payments (Details) - USD ($) $ in Thousands	Dec. 31, 2024	Dec. 31, 2023
Operating Ground Leases		
2025	$ 1,958	
2026	2,006	
2027	2,010	
2028	2,022	
2029	2,022	
Thereafter	169,268	
Total minimum payments	179,286	
Discount	(129,283)	
Lease liability	$ 50,003	$ 49,800

XML 77 R61.htm IDEA: XBRL DOCUMENT

INVESTMENTS IN REAL ESTATE DEBT (Details) $ in Thousands	3 Months Ended			12 Months Ended	
	Jan. 07, 2025 USD ($)	Jun. 30, 2024 USD ($) Loan	Dec. 31, 2024 USD ($) ft²	Dec. 31, 2023 USD ($)	Dec. 31, 2022 USD ($)
Schedule of Investments [Line Items]					
Investments in real estate debt, at fair value		$ 27,200	$ 167,219	$ 0	
Commitments related to investments in real estate debt			7,800		
Repayment of mortgage loan			$ 79,085	$ 8,273	$ 168,401
Performing Mortgage Loan					
Schedule of Investments [Line Items]					
Weighted spread			3.66%		
Debt amount			$ 138,000		
Area of land | ft²			320,000		
Performing Mortgage Loan | Subsequent Event					
Schedule of Investments [Line Items]					
Repayment of mortgage loan	$ 138,000				
Debt instrument, additional default interest rate	0.05				
Mezzanine Loan					
Schedule of Investments [Line Items]					
Number of loans | Loan		2			
Weighted spread		8.68%			
Mezzanine Loan | Mortgage Debt					
Schedule of Investments [Line Items]					
Additional borrowing capacity			$ 2,000		

XML 78 R62.htm IDEA: XBRL DOCUMENT

INVESTMENTS IN REAL ESTATE DEBT - Schedule of Investments In Real Estate Debt (Details) $ in Thousands	Jan. 07, 2025	Dec. 31, 2024 USD ($)	Jun. 30, 2024 USD ($)	Dec. 31, 2023 USD ($)
Schedule of Investments [Line Items]				
Investments in real estate debt, at fair value		$ 167,219	$ 27,200	$ 0
First Priority Mortgage Loan				
Schedule of Investments [Line Items]				
Debt amount		152,700		
Performing Mortgage Loan				

Schedule of Investments [Line Items]		
Debt amount	$ 138,000	
Mezzanine Loan		
Schedule of Investments [Line Items]		
Variable rate	4.40%	
Subsequent Event | Performing Mortgage Loan		
Schedule of Investments [Line Items]		
Debt instrument, additional default interest rate	0.05	
110 East - Pledge of equity interests Charlotte, NC, Office Building		
Schedule of Investments [Line Items]		
Investments in real estate debt, at fair value	$ 16,559	
Variable rate	13.40%	
Radius - Pledge of equity interests Nashville, TN, Office Building		
Schedule of Investments [Line Items]		
Investments in real estate debt, at fair value	$ 12,660	
Variable rate	12.65%	
Saint - Ann Pledge of asset Dallas, TX, Office Building		
Schedule of Investments [Line Items]		
Investments in real estate debt, at fair value	$ 138,000	
Variable rate	8.06%	

XML 79 R63.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Equity Method Investment Summarized Financial Information Financial Position [Abstract]			
Total Assets	$ 8,802,146	$ 7,634,474	
Total Liabilities	3,931,979	3,086,161	
Total Equity (Deficit)	4,846,678	4,524,151	
Income Statement [Abstract]			
Total Revenues	856,758	802,874	$ 762,290
Net Income (Loss)	45,962	82,963	166,793
Equity Method Investment, Nonconsolidated Investee or Group of Investees			
Equity Method Investment Summarized Financial Information Financial Position [Abstract]			
Total Assets	763,744	589,800	
Total Liabilities	394,826	338,093	
Total Equity (Deficit)	368,918	251,707	
Company's Investment	153,852	112,765	
Income Statement [Abstract]			
Total Revenues	35,532	24,986	36,760
Net Income (Loss)	(3,538)	6,605	15,278
Company's Income (Loss) from Investment	(2,796)	2,299	7,700
AMCO 120 WT Holdings, LLC			
Equity Method Investment Summarized Financial Information Financial Position [Abstract]			
Total Assets	74,984	80,694	
Total Liabilities	1,254	2,052	
Total Equity (Deficit)	73,730	78,642	
Company's Investment	13,503	14,506	
Income Statement [Abstract]			
Total Revenues	10,947	11,407	10,844
Net Income (Loss)	1,450	2,822	3,245
Company's Income (Loss) from Investment	271	562	632
Crawford Long - CPI, LLC			
Equity Method Investment Summarized Financial Information Financial Position [Abstract]			
Total Assets	19,306	22,001	
Total Liabilities	83,571	84,563	
Total Equity (Deficit)	(64,265)	(62,562)	
Company's Investment	(31,626)	(31,066)	
Income Statement [Abstract]			
Total Revenues	13,371	13,097	13,298
Net Income (Loss)	3,047	3,692	4,530
Company's Income (Loss) from Investment	1,393	1,709	2,117
Neuhoff Holdings LLC			
Equity Method Investment Summarized Financial Information Financial Position [Abstract]			
Total Assets	573,495	477,780	
Total Liabilities	306,055	251,477	
Total Equity (Deficit)	267,440	226,303	
Company's Investment	150,376	124,543	
Income Statement [Abstract]			
Total Revenues	3,431	214	140
Net Income (Loss)	(7,203)	(120)	94
Company's Income (Loss) from Investment	(4,224)	(77)	47
TL CO Proscenium JV, LLC			
Equity Method Investment Summarized Financial Information Financial Position [Abstract]			
Total Assets	86,517	0	
Total Liabilities	3,889	0	
Total Equity (Deficit)	82,628	0	
Company's Investment	16,768	0	
Income Statement [Abstract]			
Total Revenues	7,606	0	0
Net Income (Loss)	(893)	0	0
Company's Income (Loss) from Investment	(267)	0	0
715 Ponce Holdings LLC			
Equity Method Investment Summarized Financial Information Financial Position [Abstract]			
Total Assets	9,442	9,325	
Total Liabilities	57	1	
Total Equity (Deficit)	9,385	9,324	
Company's Investment	4,831	4,782	
Income Statement [Abstract]			
Total Revenues	177	268	287
Net Income (Loss)	61	177	183
Company's Income (Loss) from Investment	31	88	91
Carolina Square Holdings LP			

Income Statement [Abstract]			
Total Revenues	0	0	12,071
Net Income (Loss)	0	48	503
Company's Income (Loss) from Investment	0	24	164
HICO Victory Center LP			
Income Statement [Abstract]			
Total Revenues	0	0	92
Net Income (Loss)	0	(14)	6,735
Company's Income (Loss) from Investment	0	(7)	4,546
Other			
Income Statement [Abstract]			
Total Revenues	0	0	28
Net Income (Loss)	0	0	(12)
Company's Income (Loss) from Investment	$ 0	$ 0	$ 103

XML 80 R64.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - AMCO 120 WT Holdings, LLC (Details) - AMCO 120 WT Holdings, LLC ft² in Thousands, $ in Millions	**Dec. 31, 2024 USD ($) ft² apartment**	**Dec. 31, 2023 USD ($)**
Schedule of Equity Method Investments [Line Items]		
Ownership interest percentage	20.00%	
Area of real estate property | ft²	52	
Number of apartment units | apartment	330	
Cash balance of joint venture | $	$ 1.0	$ 1.5
AMLI Residential		
Schedule of Equity Method Investments [Line Items]		
Ownership interest percentage	80.00%	

XML 81 R65.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Crawford Long—CPI, LLC (Details) ft² in Thousands, $ in Millions	**Dec. 31, 2024 USD ($) ft²**	**Dec. 31, 2023 USD ($)**	**May 31, 2023 USD ($)**
Crawford Long - CPI, LLC			
Schedule of Equity Method Investments [Line Items]			
Aggregate outstanding indebtedness			$ 83.0
Interest rate on mortgage loan (percent)			4.80%
Crawford Long - CPI, LLC			
Schedule of Equity Method Investments [Line Items]			
Ownership interest percentage	50.00%		
Area of real estate property | ft²	358		
Total liabilities related to loan	$ 82.4	$ 82.3	
Cash balance of joint venture	$ 2.0	$ 2.9	
Crawford Long - CPI, LLC | Emory University			
Schedule of Equity Method Investments [Line Items]			
Ownership percentage of partner in joint venture	50.00%		

XML 82 R66.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Neuhoff Holdings LLC (Details) ft² in Thousands, $ in Thousands	**1 Months Ended**			**12 Months Ended**			
	Jul. 27, 2021 USD ($)	**Apr. 30, 2023**	**Sep. 30, 2021 USD ($) extension**	**Dec. 31, 2024 USD ($) ft² apartment**	**Dec. 31, 2023 USD ($)**	**Dec. 31, 2022 USD ($)**	**Mar. 31, 2024**
Schedule of Equity Method Investments [Line Items]							
Payments to acquire equity method investments				$ 47,496	$ 31,388	$ 47,894	
Minimum | Neuhoff Holdings LLC							
Schedule of Equity Method Investments [Line Items]							
Interest rate		3.60%					
SOFR | Neuhoff Holdings LLC							
Schedule of Equity Method Investments [Line Items]							
Basis spread on variable rate (percent)		3.45%					
LIBOR | Minimum | Neuhoff Holdings LLC							
Schedule of Equity Method Investments [Line Items]							
Interest rate							3.45%
Neuoff JV							
Schedule of Equity Method Investments [Line Items]							
Ownership interest percentage				50.00%			
Mixed use property value				$ 589,100			
Area of real estate property | ft²				450			
Number of apartment units | apartment				542			
Payments to acquire equity method investments	$ 35,100						
Total liabilities related to loan				$ 275,100	219,800		
Cash balance of joint venture				$ 9,900	$ 507		
Neuoff JV | Construction Loans							
Schedule of Equity Method Investments [Line Items]							
Maximum borrowing capacity			$ 312,700				
Number of extension options | extension			1				
Extension term			12 months				
Neuoff JV | Neuhoff Holdings LLC							
Schedule of Equity Method Investments [Line Items]							
Ownership percentage of partner in joint venture				50.00%			

XML 83 R67.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - TL CO Proscenium, LLC ("Proscenium") (Details) ft² in Thousands, $ in Millions	**1 Months Ended**	
	Aug. 31, 2024 USD ($) ft²	**Dec. 31, 2024 USD ($)**
Proscenium JV LLC		
Schedule of Equity Method Investments [Line Items]		
Gross purchase price	$ 16.7	
TL CO Proscenium LLC		

Schedule of Equity Method Investments [Line Items]			
Ownership interest percentage	20.00%		
Cash balance of joint venture		$ 3.3	
TL CO Proscenium LLC | Proscenium JV LLC			
Schedule of Equity Method Investments [Line Items]			
Ownership interest percentage	80.00%		
Area of real estate property | ft²	525		
Gross purchase price	$ 83.3		

XML 84 R68.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - 715 Ponce Holdings LLC (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Schedule of Equity Method Investments [Line Items]			
Payments to acquire equity method investments	$ 47,496	$ 31,388	$ 47,894
715 Ponce JV			
Schedule of Equity Method Investments [Line Items]			
Ownership interest percentage	50.00%		
Payments to acquire equity method investments	$ 4,000		
Cash balance of joint venture	$ 38	$ 42	
715 Ponce JV | 715 Ponce Holdings LLC			
Schedule of Equity Method Investments [Line Items]			
Ownership percentage of partner in joint venture	50.00%		

XML 85 R69.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Carolina Square Holdings LP (Details) - Carolina Square Holdings LP - USD ($) $ in Thousands	**1 Months Ended**	
	Sep. 30, 2022	**Dec. 31, 2024**
Schedule of Equity Method Investments [Line Items]		
Ownership interest percentage		50.00%
Ownership percentage of partner in joint venture	50.00%	
Combined gross sales price	$ 105,000	
Gain on sales of investments in unconsolidated joint ventures	56,300	
Tax effect of discontinued operation	$ 179	
Northwood Ravin		
Schedule of Equity Method Investments [Line Items]		
Ownership percentage of partner in joint venture		50.00%

XML 86 R70.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - HICO Victory Center LP (Details) - HICO Victory Center LP - USD ($) $ in Millions	**1 Months Ended**		
	Jun. 30, 2022	**Dec. 31, 2024**	**Jun. 30, 2023**
Schedule of Equity Method Investments [Line Items]			
Land funding requirement (percent)		75.00%	
Disposal Group, Disposed of by Sale, Not Discontinued Operations			
Schedule of Equity Method Investments [Line Items]			
Sales price			$ 23.1
Gain (loss) from sale of property	$ 4.5		
Hines			
Schedule of Equity Method Investments [Line Items]			
Land funding requirement (percent)		25.00%	
HICO Victory Center LP | Disposal Group, Disposed of by Sale, Not Discontinued Operations			
Schedule of Equity Method Investments [Line Items]			
Gain (loss) from sale of property	$ 6.8		

XML 87 R71.htm IDEA: XBRL DOCUMENT

INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Narrative (Details) - USD ($) $ in Millions	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Equity Method Investments and Joint Ventures [Abstract]			
Fees earned from unconsolidated joint ventures	$ 1.5	$ 1.2	$ 2.8

XML 88 R72.htm IDEA: XBRL DOCUMENT

INTANGIBLE ASSETS AND LIABILITIES - Intangible Assets (Details) - USD ($) $ in Thousands		
	Dec. 31, 2024	**Dec. 31, 2023**
Finite-Lived Intangible Assets [Line Items]		
Goodwill	$ 1,674	$ 1,674
Total intangible assets	171,989	110,667
In-Place Leases		
Finite-Lived Intangible Assets [Line Items]		
Accumulated amortization	135,945	135,433
Finite-lived intangible assets, net	139,704	80,117
Below-Market Ground Leases		
Finite-Lived Intangible Assets [Line Items]		
Accumulated amortization	2,572	2,260
Finite-lived intangible assets, net	16,681	16,992
Above market leases (1)		
Finite-Lived Intangible Assets [Line Items]		
Accumulated amortization	24,190	24,918
Finite-lived intangible assets, net	$ 13,930	$ 11,884

XML 89 R73.htm IDEA: XBRL DOCUMENT

INTANGIBLE ASSETS AND LIABILITIES - Intangible Liabilities (Details) - Below-Market Leases - USD ($) $ in Thousands		
	Dec. 31, 2024	**Dec. 31, 2023**

Finite-Lived Intangible Assets [Line Items]			
Accumulated amortization	$ 56,982	$ 50,475	
Finite-lived intangible liabilities, net	$ 111,221	$ 42,193	

XML 90 R74.htm IDEA: XBRL DOCUMENT

INTANGIBLE ASSETS AND LIABILITIES - Aggregate Amortization of Intangible Assets and Liabilities (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Below-Market Leases, Above-Market Leases			
Finite-Lived Intangible Assets [Line Items]			
Amortization of above and below Market Leases	$ 6,142	$ 6,876	$ 6,446
In-Place Leases			
Finite-Lived Intangible Assets [Line Items]			
Depreciation and amortization (In-place leases)	18,793	21,964	27,458
Below-Market Ground Leases			
Finite-Lived Intangible Assets [Line Items]			
Amortization of above and below Market Leases	$ 318	$ 400	$ 411

XML 91 R75.htm IDEA: XBRL DOCUMENT

INTANGIBLE ASSETS AND LIABILITIES - Narrative (Details) - USD ($) $ in Millions	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Goodwill and Intangible Assets Disclosure [Abstract]			
Net amortization expense of intangible assets and liabilities	$ 13.0	$ 15.5	$ 21.4

XML 92 R76.htm IDEA: XBRL DOCUMENT

INTANGIBLE ASSETS AND LIABILITIES - Intangibles - future Amortization (Details) - USD ($) $ in Thousands	**12 Months Ended**	
	Dec. 31, 2024	**Dec. 31, 2023**
Future Amortization of Intangible Liabilities:		
2025	$ 10,953	
2026	9,431	
2027	7,959	
2028	6,177	
2029	4,850	
Thereafter	19,724	
Finite-lived intangibles, net	59,094	
Below-Market Leases		
Future Amortization of Intangible Liabilities:		
2025	(13,709)	
2026	(12,490)	
2027	(10,955)	
2028	(9,808)	
2029	(9,404)	
Thereafter	(54,855)	
Finite-lived intangible liabilities, net	$ (111,221)	$ (42,193)
Weighted average remaining lease term	11 years	
In-Place Leases		
Future Amortization of Intangible Assets:		
2025	$ 21,701	
2026	19,348	
2027	16,762	
2028	13,942	
2029	12,548	
Thereafter	55,403	
Finite-lived intangible assets, net	$ 139,704	80,117
Weighted average remaining lease term	9 years	
Below-Market Ground Leases		
Future Amortization of Intangible Assets:		
2025	$ 282	
2026	282	
2027	282	
2028	282	
2029	210	
Thereafter	15,343	
Finite-lived intangible assets, net	$ 16,681	16,992
Weighted average remaining lease term	62 years	
Above-Market Leases		
Future Amortization of Intangible Assets:		
2025	$ 2,679	
2026	2,291	
2027	1,870	
2028	1,761	
2029	1,496	
Thereafter	3,833	
Finite-lived intangible assets, net	$ 13,930	$ 11,884
Weighted average remaining lease term	7 years	

XML 93 R77.htm IDEA: XBRL DOCUMENT

OTHER ASSETS (Details) - USD ($) $ in Thousands		
	Dec. 31, 2024	**Dec. 31, 2023**
Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]		
Predevelopment costs	$ 58,224	$ 56,600
Accumulated amortization of lease inducements	8,181	5,860
Lease inducements, net of accumulated amortization of $8,181 and $5,860 in 2024 and 2023, respectively	11,024	10,537
Accumulated depreciation of furniture, fixtures and equipment, leasehold improvements, and other deferred costs	20,004	18,564
Furniture, fixtures, and equipment and other deferred costs, net of accumulated depreciation of $20,004 and $18,564 in 2024 and 2023, respectively	9,491	10,631
Prepaid expenses and other assets	4,492	8,704
Accumulated amortization of line of credit deferred financing costs	3,416	2,131
Credit Facility deferred financing costs, net of accumulated amortization of $3,416 and $2,131 in 2024 and 2023, respectively	2,988	4,273
Total other assets	$ 86,219	$ 90,745

XML 94 R78.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE - Terms of notes	**1 Months Ended**	**12 Months Ended**

payable (Details) - USD ($) $ in Thousands	Dec. 31, 2024	Dec. 31, 2024	Nov. 30, 2024	Dec. 31, 2023
Debt Instrument [Line Items]				
Notes payable, gross	$ 3,110,214	$ 3,110,214		$ 2,462,068
Unamortized original issue discount	(3,560)	(3,560)		0
Unamortized loan costs	(10,988)	(10,988)		(4,441)
Total Notes Payable	3,095,666	$ 3,095,666		2,457,627
Weighted average maturity period		4 years 2 months 12 days		
Unsecured Notes				
Debt Instrument [Line Items]				
Notes payable, gross	$ 2,662,332	$ 2,662,332		1,935,100
Credit Facility				
Debt Instrument [Line Items]				
Interest rate	5.185%	5.185%		
Notes payable, gross	$ 112,332	$ 112,332		185,100
Senior Unsecured Debt | Unsecured Senior Notes With Interest Rate Of 5.875%				
Debt Instrument [Line Items]				
Interest rate	5.875%	5.875%		
Notes payable, gross	$ 500,000	$ 500,000		0
Senior Unsecured Debt | Unsecured Senior Notes With Interest Rate Of 5.375%				
Debt Instrument [Line Items]				
Interest rate	5.375%	5.375%		
Notes payable, gross	$ 400,000	$ 400,000		0
Unamortized loan costs	$ (3,600)	$ (3,600)		
Senior Unsecured Debt | Senior Note, Unsecured Due 2029				
Debt Instrument [Line Items]				
Interest rate	3.95%	3.95%		
Notes payable, gross	$ 275,000	$ 275,000		275,000
Senior Unsecured Debt | Senior Note, Unsecured Due 2025				
Debt Instrument [Line Items]				
Interest rate	3.91%	3.91%		
Notes payable, gross	$ 250,000	$ 250,000		250,000
Senior Unsecured Debt | Senior Note, Unsecured Due 2028				
Debt Instrument [Line Items]				
Interest rate	3.86%	3.86%		
Notes payable, gross	$ 250,000	$ 250,000		250,000
Senior Unsecured Debt | Senior Note, Unsecured Due 2027				
Debt Instrument [Line Items]				
Interest rate	3.78%	3.78%		
Notes payable, gross	$ 125,000	$ 125,000		125,000
Senior Unsecured Debt | Senior Note, Unsecured Due 2027				
Debt Instrument [Line Items]				
Interest rate	4.09%	4.09%		
Notes payable, gross	$ 100,000	$ 100,000		100,000
Term Loan, Unsecured Due In September 2025 | Unsecured Term Loan With Interest Rate Of 5.433%				
Debt Instrument [Line Items]				
Interest rate	5.433%	5.433%		
Notes payable, gross	$ 400,000	$ 400,000		400,000
Term Loan, Unsecured Due In 2026 | Term Loan Unsecured Due 2024				
Debt Instrument [Line Items]				
Interest rate	5.41%	5.41%		
Notes payable, gross	$ 250,000	$ 250,000		350,000
Mortgage Debt				
Debt Instrument [Line Items]				
Notes payable, gross	447,882	447,882		526,968
Total Notes Payable	$ 447,900	$ 447,900		
Mortgage Debt | Terminus				
Debt Instrument [Line Items]				
Interest rate	6.34%	6.34%		
Notes payable, gross	$ 221,000	$ 221,000		221,000
Mortgage Debt | Fifth Third Center				
Debt Instrument [Line Items]				
Interest rate	3.37%	3.37%		
Notes payable, gross	$ 122,802	$ 122,802		126,548
Mortgage Debt | Colorado Tower				
Debt Instrument [Line Items]				
Interest rate	3.45%	3.45%		
Notes payable, gross	$ 104,080	$ 104,080		106,862
Mortgage Debt | Domain 10				
Debt Instrument [Line Items]				
Interest rate	3.75%	3.75%	3.75%	
Notes payable, gross	$ 0	$ 0	$ 70,900	$ 72,558
Mortgage Debt | Terminus 100				
Debt Instrument [Line Items]				
Notes payable, gross	123,000	123,000		
Mortgage Debt | Terminus 200				
Debt Instrument [Line Items]				
Notes payable, gross	$ 98,000	$ 98,000		
Unsecured Debt | Unsecured Term Loan With Interest Rate Of 5.433%				
Debt Instrument [Line Items]				
Extension term	6 months			

XML 95 R79.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE - Credit Facility (Details) - Credit Facility $ in Millions	Apr. 16, 2024	May 02, 2022 USD ($)	12 Months Ended Dec. 31, 2024 USD ($)
Line of Credit Facility [Line Items]			
Maximum borrowing capacity		$ 1,000.0	
Minimum fixed charge coverage ratio		1.50	
Variable rate		1.00%	
Facility fee percentage			0.15%
Available borrowing capacity			$ 887.7
Adjusted SOFR			
Line of Credit Facility [Line Items]			
Basis spread on variable rate (percent)		0.10%	0.775%
Federal Funds Rate			
Line of Credit Facility [Line Items]			

Basis spread on variable rate (percent)		0.50%
Term SOFR		
Line of Credit Facility [Line Items]		
Basis spread on variable rate (percent)		1.00%
Minimum		
Line of Credit Facility [Line Items]		
Minimum unencumbered interest coverage ratio		1.75
Facility fee percentage	0.15%	0.125%
Minimum | SOFR		
Line of Credit Facility [Line Items]		
Basis spread on variable rate (percent)	0.90%	0.725%
Minimum | Base Rate		
Line of Credit Facility [Line Items]		
Basis spread on variable rate (percent)		0.00%
Maximum		
Line of Credit Facility [Line Items]		
Secured leverage ratio (percent)		50.00%
Leverage ratio		60.00%
Facility fee percentage	0.30%	0.30%
Maximum | SOFR		
Line of Credit Facility [Line Items]		
Basis spread on variable rate (percent)	1.40%	1.40%
Maximum | Base Rate		
Line of Credit Facility [Line Items]		
Basis spread on variable rate (percent)		0.40%

XML 96 R80.htm IDEA: XBRL DOCUMENT

					1 Months Ended		12 Months Ended					
NOTES PAYABLE - Term Loan (Details) $ in Thousands	**Oct. 03, 2022 USD ($) extension**	**Sep. 27, 2022 USD ($)**	**Sep. 19, 2022**	**Jun. 28, 2021 USD ($) extension**	**Aug. 31, 2024 USD ($)**	**Apr. 30, 2024**	**Dec. 31, 2024 USD ($)**	**Dec. 31, 2023 USD ($)**	**Dec. 31, 2022 USD ($)**	**Aug. 30, 2024 USD ($)**	**Jan. 26, 2024 USD ($)**	**Apr. 19, 2023 USD ($)**
Debt Instrument [Line Items]												
Contributions from noncontrolling interests							$ 100,000	$ 0	$ 0			
2022 Term Loan | Unsecured Debt												
Debt Instrument [Line Items]												
Debt amount	$ 400,000						$ 400,000				$ 400,000	$ 400,000
Number of extension options | extension	4											
Extension term	6 months											
Basis spread on variable rate (percent)	1.00%						0.85%					
Debt, weighted average interest rate							4.483%					
2022 Term Loan | Unsecured Debt | Adjusted SOFR												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)	0.10%											
2022 Term Loan | Unsecured Debt | Eurodollar | Minimum												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)	0.80%											
2022 Term Loan | Unsecured Debt | Eurodollar | Maximum												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)	1.60%											
2022 Term Loan | Unsecured Debt | Federal Funds Rate												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)	0.50%											
2022 Term Loan | Unsecured Debt | Term SOFR												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)	1.00%											
2022 Term Loan | Unsecured Debt | Base Rate | Minimum												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)	0.00%					1.05%						
2022 Term Loan | Unsecured Debt | Base Rate | Maximum												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)	0.65%					1.65%						
2022 Term Loan | Unsecured Debt | Interest Rate Swap												
Debt Instrument [Line Items]												
Debt amount											$ 200,000	$ 200,000
Fixed swap rate											4.6675%	4.298%
2022 Term Loan | Unsecured Debt | Interest Rate Swap | SOFR												
Debt Instrument [Line Items]												
Fixed swap rate											4.6675%	4.298%
2021 Term Loan | Unsecured Debt												
Debt Instrument [Line Items]												
Debt amount				$ 350,000	$ 350,000							
Number of extension options | extension				4								
Extension term				180 days								
Basis spread on variable rate (percent)							1.00%					
Contributions from noncontrolling interests					$ 100,000							
Remaining Amount To Be Paid With Long Term Debt										$ 250,000		
Variable rate			1.00%									
2021 Term Loan | Unsecured Debt | Adjusted SOFR												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)			0.10%									
2021 Term Loan | Unsecured Debt | Eurodollar | Minimum												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)			0.85%									
2021 Term Loan | Unsecured Debt | Eurodollar | Maximum												
Debt Instrument [Line Items]												
Basis spread on variable rate (percent)			1.65%									
2021 Term Loan | Unsecured Debt | Federal Funds Rate												

Debt Instrument [Line Items]						
Basis spread on variable rate (percent)		0.50%				
2021 Term Loan | Unsecured Debt | Term SOFR						
Debt Instrument [Line Items]						
Basis spread on variable rate (percent)		1.00%				
2021 Term Loan | Unsecured Debt | Base Rate | Minimum						
Debt Instrument [Line Items]						
Basis spread on variable rate (percent)		0.00%		1.05%		
2021 Term Loan | Unsecured Debt | Base Rate | Maximum						
Debt Instrument [Line Items]						
Basis spread on variable rate (percent)		0.65%		1.65%		
2021 Term Loan | Unsecured Debt | Interest Rate Swap						
Debt Instrument [Line Items]						
Debt amount	$ 350,000					
Basis spread on variable rate (percent)	4.234%					

XML 97 R81.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE - Unsecured Senior Notes (Details) $ in Thousands	**1 Months Ended**		**12 Months Ended**		
	Dec. 31, 2024 USD ($) tranche	**Aug. 31, 2024 USD ($)**	**Dec. 31, 2024 USD ($) tranche**	**Dec. 31, 2023 USD ($)**	**Dec. 31, 2022 USD ($)**
Debt Instrument [Line Items]					
Bond issuance, net of original issue discount			$ 896,392	$ 0	$ 0
Debt issuance costs	$ 10,988		10,988	4,441	
Outstanding amount	3,095,666		3,095,666	$ 2,457,627	
Senior Unsecured Debt					
Debt Instrument [Line Items]					
Debt amount	$ 1,000,000		$ 1,000,000		
Number of tranches | tranche	5		5		
Senior Unsecured Debt | Unsecured Senior Notes With Interest Rate Of 5.375%					
Debt Instrument [Line Items]					
Debt amount	$ 400,000		$ 400,000		
Interest rate	5.375%		5.375%		
Bond issuance, net of original issue discount	$ 397,900				
Discount issued	$ 2,100		$ 2,100		
Effective interest rate	5.464%		5.464%		
Debt issuance costs	$ 3,600		$ 3,600		
Senior Unsecured Debt | Senior Notes With Interest Rate Of 5.875%					
Debt Instrument [Line Items]					
Debt amount		$ 500,000			
Interest rate		5.875%			
Bond issuance, net of original issue discount		$ 498,500			
Discount issued		$ 1,500			
Senior Unsecured Debt | Senior Notes With Interest Rate Of 5.912%					
Debt Instrument [Line Items]					
Effective interest rate		5.912%			
Debt issuance costs		$ 5,300			
Repayments of debt		373,800			
Senior Unsecured Debt | 2021 Term Loan					
Debt Instrument [Line Items]					
Repayments of debt		100,000			
Outstanding amount		$ 350,000			
Senior Unsecured Debt | Public Senior Note					
Debt Instrument [Line Items]					
Unencumbered debt instrument ratio		150.00%			
Debt service ratio		1.50			
Senior Unsecured Debt | Public Senior Note | Maximum					
Debt Instrument [Line Items]					
Secured leverage ratio (percent)		40.00%			
Leverage ratio		60.00%			
Senior Unsecured Debt | 4.09% Senior Notes, Unsecured					
Debt Instrument [Line Items]					
Debt amount	$ 100,000		$ 100,000		
Interest rate	4.09%		4.09%		
Senior Unsecured Debt | 3.91% Senior Notes, Unsecured					
Debt Instrument [Line Items]					
Debt amount	$ 250,000		$ 250,000		
Interest rate	3.91%		3.91%		
Senior Unsecured Debt | 3.78% Senior Notes, Unsecured					
Debt Instrument [Line Items]					
Debt amount	$ 125,000		$ 125,000		
Interest rate	3.78%		3.78%		
Senior Unsecured Debt | Nine Year Unsecured Senior Notes With Interest Rate Of 3.86%					
Debt Instrument [Line Items]					
Debt amount	$ 250,000		$ 250,000		
Interest rate	3.86%		3.86%		
Senior Unsecured Debt | 3.95% Senior Notes, Unsecured					
Debt Instrument [Line Items]					
Debt amount	$ 275,000		$ 275,000		
Interest rate	3.95%		3.95%		

XML 98 R82.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE - Secured Mortgage Notes (Details) $ in Thousands	**Dec. 31, 2024 USD ($) debt_instrument**	**Nov. 30, 2024**	**Dec. 31, 2023 USD ($)**	**Dec. 31, 2022 USD ($) property**	**Nov. 30, 2022**	**Oct. 31, 2022 USD ($)**
Debt Instrument [Line Items]						
Notes payable, gross	$ 3,110,214		$ 2,462,068			
Outstanding amount	3,095,666		2,457,627			
Mortgage Debt						
Debt Instrument [Line Items]						
Notes payable, gross	447,882		526,968			
Outstanding amount	$ 447,900					
Number of non-recourse mortgage loans | debt_instrument	4					
Collateral amount	$ 702,700					
Domain 10 | Mortgage Debt						
Debt Instrument [Line Items]						

Notes payable, gross	$ 0	$ 70,900	$ 72,558					
Interest rate	3.75%	3.75%						
Terminus Properties In Atlanta | Mortgage Debt								
Debt Instrument [Line Items]								
Notes payable, gross				$ 221,000	$ 178,900			
Interest rate				6.34%				
Number of real estate properties | property				2				
Debt, weighted average interest rate	4.85%			4.67%				
Legacy Union One | Mortgage Debt								
Debt Instrument [Line Items]								
Notes payable, gross						$ 66,000		
Interest rate						4.24%		
Promenade Tower | Mortgage Debt								
Debt Instrument [Line Items]								
Notes payable, gross						$ 86,300		
Interest rate						4.27%		

XML 99 R83.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE - Other Debt Information (Details) - USD ($) $ in Billions	**Dec. 31, 2024**	**Dec. 31, 2023**
Debt Disclosure [Abstract]		
Notes payable, fair value	$ 3.1	$ 2.4

XML 100 R84.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE - Interest expense (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Debt Disclosure [Abstract]			
Total interest incurred	$ 135,025	$ 123,830	$ 87,937
Interest capitalized	(12,549)	(18,367)	(15,400)
Total interest expense	$ 122,476	$ 105,463	$ 72,537

XML 101 R85.htm IDEA: XBRL DOCUMENT

NOTES PAYABLE - Debt maturities (Details) - USD ($) $ in Thousands	**Dec. 31, 2024**	**Dec. 31, 2023**
Debt Disclosure [Abstract]		
2025	$ 906,755	
2026	220,127	
2027	337,332	
2028	250,000	
2029	275,000	
Thereafter	1,121,000	
Total Notes Payable	$ 3,110,214	$ 2,462,068

XML 102 R86.htm IDEA: XBRL DOCUMENT

DERIVATIVE FINANCIAL INSTRUMENTS - Narrative (Details) - USD ($) $ in Thousands			**12 Months Ended**					
	Oct. 03, 2022	**Sep. 27, 2022**	**Dec. 31, 2024**	**Aug. 31, 2024**	**Jan. 26, 2024**	**Dec. 31, 2023**	**Apr. 19, 2023**	**Jun. 28, 2021**
Derivative [Line Items]								
Reclassification of interest expense			$ 105					
2022 Term Loan | Unsecured Debt								
Derivative [Line Items]								
Debt amount	$ 400,000		$ 400,000		$ 400,000		$ 400,000	
Debt, weighted average interest rate			4.483%					
Basis spread on variable rate (percent)	1.00%		0.85%					
2022 Term Loan | Interest Rate Swap | Unsecured Debt								
Derivative [Line Items]								
Debt amount					$ 200,000		$ 200,000	
Fixed swap rate					4.6675%		4.298%	
2022 Term Loan | 2024 Swap								
Derivative [Line Items]								
Derivative asset			$ 10					
Fair value of derivative			$ 115					
2022 Term Loan | 2023 Swap								
Derivative [Line Items]								
Derivative asset						$ 555		
2021 Term Loan | Unsecured Debt								
Derivative [Line Items]								
Debt amount				$ 350,000				$ 350,000
Basis spread on variable rate (percent)			1.00%					
2021 Term Loan | Interest Rate Swap								
Derivative [Line Items]								
Derivative asset						$ 1,700		
2021 Term Loan | Interest Rate Swap | Unsecured Debt								
Derivative [Line Items]								
Debt amount		$ 350,000						
Basis spread on variable rate (percent)		4.234%						

XML 103 R87.htm IDEA: XBRL DOCUMENT

DERIVATIVE FINANCIAL INSTRUMENTS - Schedule of Reclassification out of Accumulated Other Comprehensive Income (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Derivative Instruments and Hedging Activities Disclosure [Abstract]			
Amount of income recognized in accumulated other comprehensive income on interest rate derivatives	$ 2,935	$ 4,357	$ 1,063
Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense	(5,232)	(3,932)	704
Total amount of interest expense presented in the consolidated statements of operations	$ 122,476	$ 105,463	$ 72,537

XML 104 R88.htm IDEA: XBRL DOCUMENT

OTHER LIABILITIES (Details) - USD ($) $ in Thousands	**Dec. 31, 2024**	**Dec. 31, 2023**
Other Liabilities Disclosure [Abstract]		

Ground lease liability	$ 50,003	$ 53,348
Prepaid rent	41,949	34,872
Security deposits	17,043	15,050
Other liabilities	1,717	1,560
Total other liabilities	$ 110,712	$ 104,830

XML 105 R89.htm IDEA: XBRL DOCUMENT

COMMITMENTS AND CONTINGENCIES (Details) $ in Millions	Dec. 31, 2024 USD ($)
Commitments and Contingencies Disclosure [Abstract]	
Future obligations under leases	$ 111.8
Commitments related to investments in real estate debt	$ 7.8

XML 106 R90.htm IDEA: XBRL DOCUMENT

STOCKHOLDERS' EQUITY - Narrative (Details) $ / shares in Units, $ in Thousands	1 Months Ended			3 Months Ended	12 Months Ended			30 Months Ended
	Feb. 06, 2024 $ / shares shares	Dec. 31, 2024 USD ($) $ / shares shares	Nov. 30, 2024 USD ($) $ / shares shares	Sep. 30, 2022 USD ($) financial_institution	Dec. 31, 2024 USD ($) $ / shares shares	Dec. 31, 2023 USD ($) $ / shares shares	Dec. 31, 2022 USD ($) shares	Dec. 31, 2024 USD ($) $ / shares shares
Class of Stock [Line Items]								
Common stock, par value (in usd per share) | $ / shares		$ 1.00	$ 1.00		$ 1.00	$ 1		$ 1.00
Issuance of common stock					$ 468,004	$ 0	$ 103,120	
Sale of stock, number of participating financial institutions | financial_institution				6				
Dividends owed		$ 55,091			$ 55,091	$ 49,384	$ 48,525	$ 55,091
Treasury Stock, Shares, Retired | shares	2,536,583							
Shares Acquired, Average Cost Per Share | $ / shares	$ 57.44							
Percentage of restriction on ownership (more than)					3.90%			
Employee Stock Purchase Plan | 2021 Stock Repurchase Program								
Class of Stock [Line Items]								
Number of shares purchased (in shares) | shares					20,292	25,441	22,909	
Amount of shares held						$ 1,500	$ 1,300	
Underwriting Agreement, December 2024								
Class of Stock [Line Items]								
Sale of stock, shares issued (in shares) | shares		9,500,000						
Average price (in dollars per share) | $ / shares		$ 29.765			$ 29.765			$ 29.765
Issuance of common stock		$ 282,400						
Underwriting Agreement, November 2024								
Class of Stock [Line Items]								
Sale of stock, shares issued (in shares) | shares			6,000,000					
Average price (in dollars per share) | $ / shares			$ 31.01					
Issuance of common stock			$ 185,300					
ATM Program								
Class of Stock [Line Items]								
Issuance of common stock								$ 101,400
Payments of stock issuance costs								1,100
Dividends owed		$ 1,700			$ 1,700			1,700
Other transaction related costs								$ 900
ATM Program | Common Stock								
Class of Stock [Line Items]								
Sale of stock, shares issued (in shares) | shares								2,600,000
Sale of stock, consideration received on transaction								$ 105,100
Maximum | ATM Program								
Class of Stock [Line Items]								
Sale of stock, consideration received on transaction				$ 500,000				

XML 107 R91.htm IDEA: XBRL DOCUMENT

STOCKHOLDERS' EQUITY - Distribution of REIT Taxable Income (Details) - USD ($) $ in Thousands	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Equity [Abstract]			
Common dividends	$ 195,413	$ 194,144	$ 192,275
Dividends treated as taxable compensation to employees	(1,214)	(308)	(231)
Dividends in excess of current year REIT distribution requirements	(41,356)	(39,933)	0
Dividends applied to meet current year REIT distribution requirements	$ 152,843	$ 153,903	$ 192,044

XML 108 R92.htm IDEA: XBRL DOCUMENT

STOCKHOLDERS' EQUITY - Tax status of Distributions (Details) - Common Stock - $ / shares	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Class of Stock [Line Items]			
Total Distributions Per Share (in usd per share)	$ 1.280000	$ 1.280000	$ 1.270000
Non Dividend Distributions (in usd per share)	0.272580	0.263696	0
Unrecaptured Section 1250 Gain (in usd per share)	0	0	0.045470
Section 1061 One Year Amounts Disclosure (in usd per share)	0	0.008302	0.389212
Section 1061 Three Year Amounts Disclosure (in usd per share)	0	0.008302	0.389212
Ordinary Dividends			
Class of Stock [Line Items]			
Total Distributions Per Share (in usd per share)	1.007420	1.008002	0.880788
Long-Term Capital Gain			
Class of Stock [Line Items]			
Total Distributions Per Share (in usd per share)	$ 0	$ 0.008302	$ 0.389212

XML 109 R93.htm IDEA: XBRL DOCUMENT

REVENUE RECOGNITION - Narrative (Details) - USD ($) $ in Thousands	1 Months Ended	3 Months Ended	12 Months Ended		
	Feb. 28, 2025	Jun. 30, 2023	Sep. 30, 2023	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Disaggregation of Revenue [Line Items]						
Total Revenues				$ 856,758	$ 802,874	$ 762,290
Reduction of revenue related to write-down of net assets associated with lease		$ 1,600				
Subsequent Event						
Disaggregation of Revenue [Line Items]						
Proceeds from bankruptcy claim	$ 4,600					
NS						
Disaggregation of Revenue [Line Items]						

Revenue recognized				3,200
Rental property revenues				
Disaggregation of Revenue [Line Items]				
Total Revenues		847,773	799,047	753,511
Rental property revenues | SVB Financial Group				
Disaggregation of Revenue [Line Items]				
Total Revenues	$ 2,300			
Variable rental revenue				
Disaggregation of Revenue [Line Items]				
Total Revenues		241,300	226,400	212,300
Fees and other				
Disaggregation of Revenue [Line Items]				
Total Revenues		$ 9,000	$ 3,800	$ 8,800

XML 110 R94.htm IDEA: XBRL DOCUMENT

REVENUE RECOGNITION - Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases (Details) $ in Thousands	**Dec. 31, 2024 USD ($)**
Future minimum rents to be received, after adoption	
2025	$ 608,624
2026	614,165
2027	583,548
2028	539,656
2029	486,608
Thereafter	1,919,666
Future minimum rents to be received	$ 4,752,267

XML 111 R95.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION - Stock-based Compensation Expense, Net of Forfeitures (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	$ 14,788	$ 11,962	$ 9,982
Equity Classified RSU Awards			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	14,788	11,901	10,059
Restricted stock			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	4,130	3,645	3,151
Market-based RSUs			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	6,885	5,042	4,073
Performance-based RSUs			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	2,077	1,463	1,173
Director grants			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	1,587	1,601	1,471
Employee Stock Purchase Plan			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	109	150	191
Liability-classified awards			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	0	61	(77)
Service-based RSUs			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	0	61	(146)
Dividend equivalent units			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total stock-based compensation expense	$ 0	$ 0	$ 69

XML 112 R96.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION - Narrative (Details) shares in Millions	**12 Months Ended**
	Dec. 31, 2024 shares
Share-Based Payment Arrangement [Abstract]	
Conversion ratio	1
Shares authorized under stock option plan (in shares)	1.3

XML 113 R97.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION - Equity-Classified Awards Narrative (Details) $ in Thousands	**12 Months Ended**			
	Dec. 31, 2024 USD ($) shares	**Dec. 31, 2023 USD ($) shares**	**Dec. 31, 2022 USD ($) shares**	**Dec. 31, 2021 award**
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]				
Number of restricted stock units granted (in shares) | shares	0	0	0	
Stock-based compensation expense | $	$ 14,788	$ 11,962	$ 9,982	
Equity Classified RSU Awards				
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]				
Number of restricted stock units granted (in shares) | shares	498,000	399,000	242,000	
Unrecognized compensation cost | $	$ 5,000			
Unrecognized compensation cost, period for recognition (in years)	1 year 3 months 18 days			
Fair value of restricted stock that vested | $	$ 2,700	$ 2,400	$ 2,900	
Stock-based compensation expense | $	$ 14,788	$ 11,901	$ 10,059	
Equity Classified RSU Awards | Independent Board of Directors				
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]				
Number of restricted stock units granted (in shares) | shares	67,624	81,909	44,549	
Equity Classified RSU Awards | Key Employee				
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]				
Number of award types | award				3
Vesting period (in years)	3 years			

Payout range minimum (as a percent)	0.00%		
Payout range maximum (as a percent)	200.00%		
Number of restricted stock units granted (in shares) | shares	293,887	234,902	141,899
Equity Classified RSU Awards | Employees			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Vesting period (in years)	3 years	3 years	3 years
Number of restricted stock units granted (in shares) | shares	204,004	164,221	99,758
Performance-based RSUs			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Unrecognized compensation cost | $	$ 7,000		
Unrecognized compensation cost, period for recognition (in years)	1 year 8 months 12 days		
Stock Options			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Stock options outstanding (in shares) | shares	0	0	0
Stock-based compensation expense | $	$ 0	$ 0	$ 0

XML 114 R98.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION - Equity-classified Awards (Details) - $ / shares	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Equity Classified RSU Awards			
Restricted Stock and RSUs			
Outstanding at beginning of period (in shares)	629,000	463,000	409,000
Granted (in shares)	498,000	399,000	242,000
Vested (in shares)	(252,000)	(225,000)	(169,000)
Forfeited (in shares)	(13,000)	(8,000)	(19,000)
Outstanding at end of period (in shares)	862,000	629,000	463,000
Weighted Average Fair Market Value at Grant			
Outstanding at beginning of period (in usd per share)	$ 34.16	$ 39.91	$ 38.63
Granted (in usd per share)	28.73	29.31	43.30
Vested (in usd per share)	39.47	37.28	41.54
Forfeited (in usd per share)	31.41	37.60	41.05
Outstanding at end of period (in usd per share)	$ 29.51	$ 34.16	$ 39.91
RSUs			
Restricted Stock and RSUs			
Outstanding at end of period (in shares)	522,858		
Restricted stock			
Restricted Stock and RSUs			
Outstanding at end of period (in shares)	339,479		

XML 115 R99.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION - Equity-classified Market-based RSUs (Details) - Equity Classified RSU Awards	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Volatility	30.50%	40.50%	37.70%
Risk-free rate	4.43%	4.35%	1.39%
Stock beta	0.0096	0.0103	0.0102

XML 116 R100.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION - Liability-Classified Awards Narrative (Details) - USD ($)	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Liability-classified awards			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Total cash paid for vesting and dividend payments		$ 1,100,000	$ 6,600,000
Service-based RSUs			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Estimate of future expense for all types of RSUs outstanding	$ 0	0	
Market-based RSUs			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Estimate of future expense for all types of RSUs outstanding	0	0	
Performance-based RSUs			
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]			
Estimate of future expense for all types of RSUs outstanding	$ 0	$ 0	

XML 117 R101.htm IDEA: XBRL DOCUMENT

STOCK-BASED COMPENSATION - Employee Stock Purchase Plan (Details) $ in Thousands	**12 Months Ended**			
	Oct. 26, 2021 USD ($)	**Dec. 31, 2024 USD ($) employee shares**	**Dec. 31, 2023 USD ($) employee shares**	**Dec. 31, 2022 USD ($) employee shares**
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]				
Total stock-based compensation expense		$ 14,788	$ 11,962	$ 9,982
Employee Stock Purchase Plan				
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]				
Total stock-based compensation expense		$ 109	$ 150	$ 191
Employee Stock Purchase Plan | 2021 Stock Repurchase Program				
Share-based Compensation Arrangement by Share-based Payment Award [Line Items]				
Maximum employee subscription rate	15.00%			
Maximum employee subscription amount	$ 21,250			
Purchase price discount	85.00%			
Number of employees | employee		66	43	78
Number of shares purchased (in shares) | shares		20,292	25,441	22,909
Fair value of shares purchased		$ 644	$ 522	$ 604
Expected contributions		379	$ 444	$ 514
Total stock-based compensation expense		$ 99		

XML 118 R102.htm IDEA: XBRL DOCUMENT

RETIREMENT SAVINGS PLAN (Details) - USD ($) $ in Millions	**12 Months Ended**			
	Jan. 01, 2019	**Dec. 31, 2024**	**Dec. 31, 2023**	**Dec. 31, 2022**
Retirement Benefits [Abstract]				
Employer contribution matching percentage	3.00%			
Employee vesting period in the retirement saving plan	2 years			
Company defined contribution plan		$ 1.1	$ 1.1	$ 1.0

XML 119 R103.htm IDEA: XBRL DOCUMENT

INCOME TAXES - Statutory Federal Income Tax Rate (Details) - USD ($) $ in Thousands	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Amount			
Utilization of net operating loss carryforward	$ 0	$ 174	$ 0
Benefit applicable to income (loss) from continuing operations	$ 0	$ 0	$ 0
Rate			
Utilization of net operating loss carryforward	0.00%	(25.00%)	0.00%
Benefit applicable to income (loss) from continuing operations	0.00%	0.00%	0.00%
CTRS			
Amount			
Federal income tax benefit (expense)	$ 58	$ (149)	$ 85
State income tax benefit (expense)	11	(28)	16
Tax impact of capital loss carryforward	0	(28)	(29)
Tax impact of interest and other book to tax timing differences	(147)	0	0
Valuation allowance	4	1	(60)
Other	74	30	(12)
Tax expense before utilization of net operating loss carryforward	$ 0	$ (174)	$ 0
Rate			
Federal income tax benefit (expense)	21.00%	21.00%	21.00%
State income tax benefit (expense)	4.00%	4.00%	4.00%
Tax impact of capital loss carryforward	0.00%	0.00%	0.00%
Tax impact of interest and other book to tax timing differences	(54.00%)	0.00%	0.00%
Valuation allowance	2.00%	0.00%	(15.00%)
Other	27.00%	0.00%	(10.00%)
Tax expense before utilization of net operating loss carryforward	0.00%	25.00%	0.00%

XML 120 R104.htm IDEA: XBRL DOCUMENT

INCOME TAXES - Tax Effect of Significant Temporary Differences (Details) - CTRS - USD ($) $ in Thousands		
	Dec. 31, 2024	Dec. 31, 2023
Income Taxes [Line Items]		
Income from unconsolidated joint ventures	$ 27	$ 31
Federal and state tax net operating loss carryforwards	1,388	1,462
Interest and other book tax differences	147	0
Federal and state tax capital loss carryforwards	152	152
Gross deferred tax asset	1,714	1,645
Valuation allowance	(1,714)	(1,645)
Net deferred tax asset after valuation allowance	0	0
Net deferred tax asset	$ 1,700	$ 1,600

XML 121 R105.htm IDEA: XBRL DOCUMENT

EARNINGS PER SHARE - (Details) - USD ($) $ / shares in Units, shares in Thousands, $ in Thousands	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Numerator:			
Net income	$ 46,581	$ 83,816	$ 167,445
Net income available to common stockholders	$ 45,962	$ 82,963	$ 166,793
Denominator:			
Weighted average common shares - basic (in shares)	153,413	151,714	150,113
Net income per common share — basic (in usd per share)	$ 0.30	$ 0.55	$ 1.11
Numerator:			
Net income	$ 46,581	$ 83,816	$ 167,445
Net income available for common stockholders before allocation of net income attributable to noncontrolling interests in CPLP	$ 45,970	$ 82,977	$ 166,936
Denominator:			
Weighted average common shares - basic (in shares)	153,413	151,714	150,113
Add:			
Weighted average units of CPLP convertible into common shares (in shares)	25	25	25
Weighted average common shares - diluted (in shares)	154,015	152,040	150,419
Net income per common share — diluted (in usd per share)	$ 0.30	$ 0.55	$ 1.11
Stock Options			
Add:			
Potential dilutive common shares (in shares)	2	0	0
RSUs			
Add:			
Potential dilutive common shares (in shares)	575	301	281
CPLP			
Numerator:			
Net income attributable to noncontrolling interests	$ (8)	$ (14)	$ (143)
Numerator:			
Net income attributable to other noncontrolling interests	(8)	(14)	(143)
Other Noncontrolling Interests			
Numerator:			
Net income attributable to noncontrolling interests	(611)	(839)	(509)
Numerator:			
Net income attributable to other noncontrolling interests	$ (611)	$ (839)	$ (509)

XML 122 R106.htm IDEA: XBRL DOCUMENT

CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION - Supplemental Cash Flows Information (Details) - USD ($) $ in Thousands	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Supplemental Cash Flow Elements [Abstract]			
Interest paid, net of amounts capitalized	$ 107,676	$ 100,553	$ 70,087
Income taxes paid	0	0	38
Non-Cash Transactions:			
Retirement of treasury stock	145,696	0	0
Common stock dividends declared and accrued	55,091	49,384	48,525
Tenant improvements recorded in deferred income	115,838	60,568	80,369
Accrued capital expenditures included in accounts payable and accrued expenses	$ 125,791	$ 124,337	$ 108,497

XML 123 R107.htm IDEA: XBRL DOCUMENT

REPORTABLE SEGMENTS - Segment Revenues (Details) - USD ($) $ in Thousands	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022
Segment Reporting Information [Line Items]			
Total Revenues	$ 856,758	$ 802,874	$ 762,290
Rental property operating expenses	280,661	266,434	258,371
Total Net Operating Income	570,324	531,094	502,200
Operating Segments			
Segment Reporting Information [Line Items]			
Rental property operating expenses	286,113	269,571	263,783
Total Net Operating Income	570,324	531,094	502,200
Operating Segments | Office			
Segment Reporting Information [Line Items]			
Rental property operating expenses	281,789	266,259	260,082
Total Net Operating Income	565,147	525,385	495,147
Operating Segments | Office | Atlanta			
Segment Reporting Information [Line Items]			
Rental property operating expenses	109,534	101,950	92,678
Total Net Operating Income	200,273	193,305	184,609
Operating Segments | Office | Austin			
Segment Reporting Information [Line Items]			
Rental property operating expenses	95,901	89,580	96,984
Total Net Operating Income	191,758	170,103	152,806
Operating Segments | Office | Tampa			
Segment Reporting Information [Line Items]			
Rental property operating expenses	27,855	27,880	25,803
Total Net Operating Income	49,383	46,933	45,188
Operating Segments | Office | Phoenix			
Segment Reporting Information [Line Items]			
Rental property operating expenses	15,801	16,363	14,869
Total Net Operating Income	44,596	44,177	41,544
Operating Segments | Office | Charlotte			
Segment Reporting Information [Line Items]			
Rental property operating expenses	16,844	15,224	14,096
Total Net Operating Income	42,164	43,124	41,234
Operating Segments | Office | Dallas			
Segment Reporting Information [Line Items]			
Rental property operating expenses	3,746	3,850	3,846
Total Net Operating Income	13,937	13,074	12,890
Operating Segments | Office | Other markets			
Segment Reporting Information [Line Items]			
Rental property operating expenses	12,108	11,412	11,806
Total Net Operating Income	23,036	14,669	16,876
Operating Segments | Non-Office			
Segment Reporting Information [Line Items]			
Rental property operating expenses	4,324	3,312	3,701
Total Net Operating Income	5,177	5,709	7,053
Segment Reconciling Items			
Segment Reporting Information [Line Items]			
Rental property operating expenses	(5,452)	(3,137)	(5,412)
Rental property revenues			
Segment Reporting Information [Line Items]			
Total Revenues	847,773	799,047	753,511
Rental property revenues | Operating Segments			
Segment Reporting Information [Line Items]			
Total Revenues	856,437	800,665	765,983
Rental property revenues | Operating Segments | Office			
Segment Reporting Information [Line Items]			
Total Revenues	846,936	791,644	755,229
Rental property revenues | Operating Segments | Office | Atlanta			
Segment Reporting Information [Line Items]			
Total Revenues	309,807	295,255	277,287
Rental property revenues | Operating Segments | Office | Austin			
Segment Reporting Information [Line Items]			
Total Revenues	287,659	259,683	249,790
Rental property revenues | Operating Segments | Office | Tampa			
Segment Reporting Information [Line Items]			
Total Revenues	77,238	74,813	70,991
Rental property revenues | Operating Segments | Office | Phoenix			
Segment Reporting Information [Line Items]			
Total Revenues	60,397	60,540	56,413
Rental property revenues | Operating Segments | Office | Charlotte			
Segment Reporting Information [Line Items]			
Total Revenues	59,008	58,348	55,330
Rental property revenues | Operating Segments | Office | Dallas			
Segment Reporting Information [Line Items]			
Total Revenues	17,683	16,924	16,736
Rental property revenues | Operating Segments | Office | Other markets			
Segment Reporting Information [Line Items]			
Total Revenues	35,144	26,081	28,682
Rental property revenues | Operating Segments | Non-Office			
Segment Reporting Information [Line Items]			
Total Revenues	9,501	9,021	10,754
Rental property revenues | Segment Reconciling Items			
Segment Reporting Information [Line Items]			
Total Revenues	(12,069)	(8,961)	(14,936)
Termination fee income			
Segment Reporting Information [Line Items]			
Total Revenues	$ 3,405	$ 7,343	$ 2,464

XML 124 R108.htm IDEA: XBRL DOCUMENT

REPORTABLE SEGMENTS - Reconciliation of Net Income to Net Operating Income (Details) - USD ($)	12 Months Ended		
	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022

$ in Thousands			
Segment Reporting Information [Line Items]			
Net income	$ 46,581	$ 83,816	$ 167,445
Total Revenues	(856,758)	(802,874)	(762,290)
General and administrative expenses	36,566	32,331	28,319
Interest expense	122,476	105,463	72,537
Depreciation and amortization	365,045	314,897	295,587
Reimbursed expenses	634	608	2,024
Other expenses	2,097	2,128	2,134
Loss (income) from unconsolidated joint ventures	2,796	(2,299)	(7,700)
Net operating income from unconsolidated joint ventures	6,617	5,824	9,524
Gain on sales of investments in unconsolidated joint ventures	0	0	(56,267)
Loss (gain) on investment property transactions	(98)	(504)	9
Gain on extinguishment of debt	0	0	(169)
Net Operating Income	570,324	531,094	502,200
Fee income			
Segment Reporting Information [Line Items]			
Total Revenues	(1,761)	(1,373)	(6,119)
Termination fee income			
Segment Reporting Information [Line Items]			
Total Revenues	(3,405)	(7,343)	(2,464)
Other income			
Segment Reporting Information [Line Items]			
Total Revenues	$ (7,224)	$ (2,454)	$ (2,660)

XML 125 R109.htm IDEA: XBRL DOCUMENT

Schedule III - Real Estate and Accumulated Depreciation - Schedule of Properties (Details) - USD ($) $ in Thousands	Dec. 31, 2024	Dec. 31, 2023	Dec. 31, 2022	Dec. 31, 2021
Real Estate and Accumulated Depreciation [Line Items]				
Encumbrances	$ 447,882			
Initial Cost to Company				
Land and Improvements	913,392			
Buildings and Improvements	6,067,261			
Costs Capitalized Subsequent to Acquisition				
Land and Improvements less Cost of Sales, Transfers and Other	44,689			
Building and Improvements less Cost of Sales, Transfers and Other	2,542,232			
Gross Amount at Which Carried at Close of Period				
Land and Improvements less Cost of Sales, Transfers and Other	958,081			
Building and Improvements less Cost of Sales, Transfers and Other	8,609,493			
Total	9,567,574			
Accumulated Depreciation	1,627,251	$ 1,329,406	$ 1,079,662	$ 874,988
OPERATING PROPERTIES				
Real Estate and Accumulated Depreciation [Line Items]				
Encumbrances	447,882			
Initial Cost to Company				
Land and Improvements	758,728			
Buildings and Improvements	6,067,261			
Costs Capitalized Subsequent to Acquisition				
Land and Improvements less Cost of Sales, Transfers and Other	44,627			
Building and Improvements less Cost of Sales, Transfers and Other	2,542,232			
Gross Amount at Which Carried at Close of Period				
Land and Improvements less Cost of Sales, Transfers and Other	803,355			
Building and Improvements less Cost of Sales, Transfers and Other	8,609,493			
Total	9,412,848			
Accumulated Depreciation	1,627,251			
OPERATING PROPERTIES | Miscellaneous Investments				
Real Estate and Accumulated Depreciation [Line Items]				
Encumbrances	0			
Initial Cost to Company				
Land and Improvements	15,318			
Buildings and Improvements	69,780			
Costs Capitalized Subsequent to Acquisition				
Land and Improvements less Cost of Sales, Transfers and Other	33			
Building and Improvements less Cost of Sales, Transfers and Other	2,486			
Gross Amount at Which Carried at Close of Period				
Land and Improvements less Cost of Sales, Transfers and Other	15,351			
Building and Improvements less Cost of Sales, Transfers and Other	72,266			
Total	87,617			
Accumulated Depreciation	8,598			
OPERATING PROPERTIES | Austin, TX | The Domain				
Real Estate and Accumulated Depreciation [Line Items]				
Encumbrances	0			
Initial Cost to Company				
Land and Improvements	81,876			
Buildings and Improvements	755,143			
Costs Capitalized Subsequent to Acquisition				
Land and Improvements less Cost of Sales, Transfers and Other	8,129			
Building and Improvements less Cost of Sales, Transfers and Other	454,539			
Gross Amount at Which Carried at Close of Period				
Land and Improvements less Cost of Sales, Transfers and Other	90,005			
Building and Improvements less Cost of Sales, Transfers and Other	1,209,682			
Total	1,299,687			
Accumulated Depreciation	$ 199,744			
OPERATING PROPERTIES | Austin, TX | The Domain | Minimum				
Gross Amount at Which Carried at Close of Period				
Life on Which Depreciation in Statement of Operations is Computed	5 years			
OPERATING PROPERTIES | Austin, TX | The Domain | Maximum				
Gross Amount at Which Carried at Close of Period				
Life on Which Depreciation in Statement of Operations is Computed	40 years			
OPERATING PROPERTIES | Austin, TX | Sail Tower				
Real Estate and Accumulated Depreciation [Line Items]				
Encumbrances	$ 0			
Initial Cost to Company				
Land and Improvements	64,301			

Buildings and Improvements	514,276
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	64,301
Building and Improvements less Cost of Sales, Transfers and Other	514,276
Total	578,577
Accumulated Depreciation	$ 700
OPERATING PROPERTIES | Austin, TX | Sail Tower | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Austin, TX | Sail Tower | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Austin, TX | 300 Colorado	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	18,354
Buildings and Improvements	278,905
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	(49)
Building and Improvements less Cost of Sales, Transfers and Other	83,363
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	18,305
Building and Improvements less Cost of Sales, Transfers and Other	362,268
Total	380,573
Accumulated Depreciation	$ 31,022
OPERATING PROPERTIES | Austin, TX | 300 Colorado | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Austin, TX | 300 Colorado | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Austin, TX | The Terrace	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	27,360
Buildings and Improvements	247,226
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	42,754
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	27,360
Building and Improvements less Cost of Sales, Transfers and Other	289,980
Total	317,340
Accumulated Depreciation	$ 50,328
OPERATING PROPERTIES | Austin, TX | The Terrace | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Austin, TX | The Terrace | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Austin, TX | One Eleven Congress	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	33,841
Buildings and Improvements	201,707
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	62,174
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	33,841
Building and Improvements less Cost of Sales, Transfers and Other	263,881
Total	297,722
Accumulated Depreciation	$ 62,864
OPERATING PROPERTIES | Austin, TX | One Eleven Congress | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Austin, TX | One Eleven Congress | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Austin, TX | San Jacinto Center	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	34,068
Buildings and Improvements	176,535
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	(579)
Building and Improvements less Cost of Sales, Transfers and Other	50,180
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	33,489
Building and Improvements less Cost of Sales, Transfers and Other	226,715
Total	260,204
Accumulated Depreciation	$ 50,209
OPERATING PROPERTIES | Austin, TX | San Jacinto Center | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Austin, TX | San Jacinto Center | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Austin, TX | Colorado Tower	
Real Estate and Accumulated Depreciation [Line Items]	

Encumbrances	$ 104,080
Initial Cost to Company	
Land and Improvements	1,600
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	20,525
Building and Improvements less Cost of Sales, Transfers and Other	133,012
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	22,125
Building and Improvements less Cost of Sales, Transfers and Other	133,012
Total	155,137
Accumulated Depreciation	$ 53,786
OPERATING PROPERTIES | Austin, TX | Colorado Tower | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Austin, TX | Colorado Tower | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	30 years
OPERATING PROPERTIES | Austin, TX | Domain Point	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	17,349
Buildings and Improvements	71,599
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	13,647
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	17,349
Building and Improvements less Cost of Sales, Transfers and Other	85,246
Total	102,595
Accumulated Depreciation	$ 19,776
OPERATING PROPERTIES | Austin, TX | Domain Point | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Austin, TX | Domain Point | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Austin, TX | Research Park V	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	4,373
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	801
Building and Improvements less Cost of Sales, Transfers and Other	43,945
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	5,174
Building and Improvements less Cost of Sales, Transfers and Other	43,945
Total	49,119
Accumulated Depreciation	16,976
OPERATING PROPERTIES | Atlanta, GA | Terminus	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	221,000
Initial Cost to Company	
Land and Improvements	49,050
Buildings and Improvements	410,826
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	61,628
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	49,050
Building and Improvements less Cost of Sales, Transfers and Other	472,454
Total	521,504
Accumulated Depreciation	83,879
OPERATING PROPERTIES | Atlanta, GA | Northpark Town Center	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	22,350
Buildings and Improvements	295,825
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	78,842
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	22,350
Building and Improvements less Cost of Sales, Transfers and Other	374,667
Total	397,017
Accumulated Depreciation	$ 120,021
OPERATING PROPERTIES | Atlanta, GA | Northpark Town Center | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | Northpark Town Center | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | Buckhead Plaza	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	35,064
Buildings and Improvements	234,111
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	81,210
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	35,064

Building and Improvements less Cost of Sales, Transfers and Other	315,321
Total	350,385
Accumulated Depreciation	$ 70,591
OPERATING PROPERTIES | Atlanta, GA | Buckhead Plaza | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | Buckhead Plaza | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | Spring & 8th	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	28,131
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	426
Building and Improvements less Cost of Sales, Transfers and Other	301,791
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	28,557
Building and Improvements less Cost of Sales, Transfers and Other	301,791
Total	330,348
Accumulated Depreciation	$ 73,571
OPERATING PROPERTIES | Atlanta, GA | Spring & 8th | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | Spring & 8th | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | 725 Ponce	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	20,720
Buildings and Improvements	272,226
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	14,817
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	20,720
Building and Improvements less Cost of Sales, Transfers and Other	287,043
Total	307,763
Accumulated Depreciation	$ 30,202
OPERATING PROPERTIES | Atlanta, GA | 725 Ponce | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | 725 Ponce | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | 3344 Peachtree	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	16,110
Buildings and Improvements	176,153
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	42,804
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	16,110
Building and Improvements less Cost of Sales, Transfers and Other	218,957
Total	235,067
Accumulated Depreciation	$ 57,415
OPERATING PROPERTIES | Atlanta, GA | 3344 Peachtree | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | 3344 Peachtree | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | Promenade Tower	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	13,439
Buildings and Improvements	102,790
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	114,789
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	13,439
Building and Improvements less Cost of Sales, Transfers and Other	217,579
Total	231,018
Accumulated Depreciation	$ 71,888
OPERATING PROPERTIES | Atlanta, GA | Promenade Tower | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | Promenade Tower | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	34 years
OPERATING PROPERTIES | Atlanta, GA | 3350 Peachtree	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	16,836
Buildings and Improvements	108,177
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0

Building and Improvements less Cost of Sales, Transfers and Other	69,679
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	16,836
Building and Improvements less Cost of Sales, Transfers and Other	177,856
Total	194,692
Accumulated Depreciation	$ 31,341
OPERATING PROPERTIES | Atlanta, GA | 3350 Peachtree | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | 3350 Peachtree | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | Promenade Central	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	19,495
Buildings and Improvements	62,836
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	106,878
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	19,495
Building and Improvements less Cost of Sales, Transfers and Other	169,714
Total	189,209
Accumulated Depreciation	$ 16,534
OPERATING PROPERTIES | Atlanta, GA | Promenade Central | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | Promenade Central | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | Avalon	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	9,952
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	73
Building and Improvements less Cost of Sales, Transfers and Other	175,935
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	10,025
Building and Improvements less Cost of Sales, Transfers and Other	175,935
Total	185,960
Accumulated Depreciation	$ 36,751
OPERATING PROPERTIES | Atlanta, GA | Avalon | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | Avalon | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | 3348 Peachtree	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	6,707
Buildings and Improvements	69,723
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	8,418
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	6,707
Building and Improvements less Cost of Sales, Transfers and Other	78,141
Total	84,848
Accumulated Depreciation	$ 19,924
OPERATING PROPERTIES | Atlanta, GA | 3348 Peachtree | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Atlanta, GA | 3348 Peachtree | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Atlanta, GA | Meridian Mark Plaza	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	2,219
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	25,717
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	2,219
Building and Improvements less Cost of Sales, Transfers and Other	25,717
Total	27,936
Accumulated Depreciation	18,704
OPERATING PROPERTIES | Tampa, FL | Corporate Center	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	2,468
Buildings and Improvements	272,148
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	15,642
Building and Improvements less Cost of Sales, Transfers and Other	76,537
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	18,110
Building and Improvements less Cost of Sales, Transfers and Other	348,685

Total	366,795
Accumulated Depreciation	$ 97,023
OPERATING PROPERTIES | Tampa, FL | Corporate Center | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Tampa, FL | Corporate Center | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	39 years
OPERATING PROPERTIES | Tampa, FL | Heights Union	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	9,545
Buildings and Improvements	123,944
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	21,332
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	9,545
Building and Improvements less Cost of Sales, Transfers and Other	145,276
Total	154,821
Accumulated Depreciation	$ 17,411
OPERATING PROPERTIES | Tampa, FL | Heights Union | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Tampa, FL | Heights Union | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Tampa, FL | The Pointe	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	9,404
Buildings and Improvements	54,694
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	15,594
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	9,404
Building and Improvements less Cost of Sales, Transfers and Other	70,288
Total	79,692
Accumulated Depreciation	$ 17,295
OPERATING PROPERTIES | Tampa, FL | The Pointe | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Tampa, FL | The Pointe | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Tampa, FL | Harborview Plaza	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	10,800
Buildings and Improvements	39,136
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	12,913
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	10,800
Building and Improvements less Cost of Sales, Transfers and Other	52,049
Total	62,849
Accumulated Depreciation	$ 15,193
OPERATING PROPERTIES | Tampa, FL | Harborview Plaza | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Tampa, FL | Harborview Plaza | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Houston, TX | Briarlake Plaza	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	33,486
Buildings and Improvements	196,915
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	106,066
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	33,486
Building and Improvements less Cost of Sales, Transfers and Other	302,981
Total	336,467
Accumulated Depreciation	$ 47,601
OPERATING PROPERTIES | Houston, TX | Briarlake Plaza | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Houston, TX | Briarlake Plaza | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Phoenix, AZ | Hayden Ferry	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	13,102
Buildings and Improvements	262,578
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	(252)

Building and Improvements less Cost of Sales, Transfers and Other	59,272
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	12,850
Building and Improvements less Cost of Sales, Transfers and Other	321,850
Total	334,700
Accumulated Depreciation	$ 68,825
OPERATING PROPERTIES | Phoenix, AZ | Hayden Ferry | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Phoenix, AZ | Hayden Ferry | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Phoenix, AZ | 100 Mill	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	13,156
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	5
Building and Improvements less Cost of Sales, Transfers and Other	175,314
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	13,161
Building and Improvements less Cost of Sales, Transfers and Other	175,314
Total	188,475
Accumulated Depreciation	$ 21,840
OPERATING PROPERTIES | Phoenix, AZ | 100 Mill | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Phoenix, AZ | 100 Mill | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Phoenix, AZ | Tempe Gateway	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	5,893
Buildings and Improvements	95,130
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	33,845
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	5,893
Building and Improvements less Cost of Sales, Transfers and Other	128,975
Total	134,868
Accumulated Depreciation	$ 25,164
OPERATING PROPERTIES | Phoenix, AZ | Tempe Gateway | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Phoenix, AZ | Tempe Gateway | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Phoenix, AZ | 111 West Rio	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	6,076
Buildings and Improvements	56,647
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	(127)
Building and Improvements less Cost of Sales, Transfers and Other	19,115
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	5,949
Building and Improvements less Cost of Sales, Transfers and Other	75,762
Total	81,711
Accumulated Depreciation	$ 23,540
OPERATING PROPERTIES | Phoenix, AZ | 111 West Rio | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Phoenix, AZ | 111 West Rio | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Charlotte, NC | Vantage South End	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	49,723
Buildings and Improvements	249,581
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	11
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	49,723
Building and Improvements less Cost of Sales, Transfers and Other	249,592
Total	299,315
Accumulated Depreciation	861
OPERATING PROPERTIES | Charlotte, NC | Fifth Third Center	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	122,802
Initial Cost to Company	
Land and Improvements	22,591
Buildings and Improvements	180,430
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	31,237
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	22,591
Building and Improvements less Cost of Sales, Transfers and Other	211,667

Total	234,258
Accumulated Depreciation	$ 70,560
OPERATING PROPERTIES | Charlotte, NC | Fifth Third Center | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Charlotte, NC | Fifth Third Center | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Charlotte, NC | The RailYard	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	22,831
Buildings and Improvements	178,323
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	1,938
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	22,831
Building and Improvements less Cost of Sales, Transfers and Other	180,261
Total	203,092
Accumulated Depreciation	$ 24,822
OPERATING PROPERTIES | Charlotte, NC | The RailYard | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Charlotte, NC | The RailYard | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Charlotte, NC | 550 South	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	51
Buildings and Improvements	115,238
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	7,939
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	51
Building and Improvements less Cost of Sales, Transfers and Other	123,177
Total	123,228
Accumulated Depreciation	$ 31,445
OPERATING PROPERTIES | Charlotte, NC | 550 South | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Charlotte, NC | 550 South | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Dallas, TX | Legacy Union One	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	13,049
Buildings and Improvements	128,740
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	231
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	13,049
Building and Improvements less Cost of Sales, Transfers and Other	128,971
Total	142,020
Accumulated Depreciation	$ 27,214
OPERATING PROPERTIES | Dallas, TX | Legacy Union One | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Dallas, TX | Legacy Union One | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
OPERATING PROPERTIES | Dallas, TX | 5950 Sherry Lane	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	8,040
Buildings and Improvements	65,919
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	12,280
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	8,040
Building and Improvements less Cost of Sales, Transfers and Other	78,199
Total	86,239
Accumulated Depreciation	$ 13,633
OPERATING PROPERTIES | Dallas, TX | 5950 Sherry Lane | Minimum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	5 years
OPERATING PROPERTIES | Dallas, TX | 5950 Sherry Lane | Maximum	
Gross Amount at Which Carried at Close of Period	
Life on Which Depreciation in Statement of Operations is Computed	40 years
LAND	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	$ 0
Initial Cost to Company	
Land and Improvements	154,664
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	62
Building and Improvements less Cost of Sales, Transfers and Other	0

Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	154,726
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	154,726
Accumulated Depreciation	0
LAND | Austin, TX | Domain Central	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	21,000
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	21,000
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	21,000
Accumulated Depreciation	0
LAND | Austin, TX | Domain Point 3	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	11,018
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	11,018
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	11,018
Accumulated Depreciation	0
LAND | Atlanta, GA | 887 West Peachtree	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	26,312
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	26,312
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	26,312
Accumulated Depreciation	0
LAND | Atlanta, GA | 3354/3356 Peachtree	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	21,509
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	21,509
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	21,509
Accumulated Depreciation	0
LAND | Tampa, FL | Corporate Center	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	5,188
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	(13)
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	5,175
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	5,175
Accumulated Depreciation	0
LAND | Charlotte, NC | South End Station	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	28,134
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	28,134
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	28,134
Accumulated Depreciation	0
LAND | Charlotte, NC | 303 Tremont	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	18,779
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	75
Building and Improvements less Cost of Sales, Transfers and Other	0

Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	18,854
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	18,854
Accumulated Depreciation	0
LAND | Dallas, TX | Legacy Union 2 & 3	
Real Estate and Accumulated Depreciation [Line Items]	
Encumbrances	0
Initial Cost to Company	
Land and Improvements	22,724
Buildings and Improvements	0
Costs Capitalized Subsequent to Acquisition	
Land and Improvements less Cost of Sales, Transfers and Other	0
Building and Improvements less Cost of Sales, Transfers and Other	0
Gross Amount at Which Carried at Close of Period	
Land and Improvements less Cost of Sales, Transfers and Other	22,724
Building and Improvements less Cost of Sales, Transfers and Other	0
Total	22,724
Accumulated Depreciation	$ 0

XML 126 R110.htm IDEA: XBRL DOCUMENT

Schedule III - Real Estate and Accumulated Depreciation - Notes to Schedule III (Details) - USD ($) $ in Thousands	**12 Months Ended**		
	Dec. 31, 2024	**Dec. 31, 2023**	**Dec. 31, 2022**
Real Estate			
Balance at beginning of period	$ 8,392,111	$ 8,087,846	$ 7,714,382
Additions during the period:			
Acquisitions	877,881	0	0
Improvements and other capitalized costs	345,775	350,654	436,201
Total Additions	1,223,656	350,654	436,201
Deductions during the period:			
Cost of real estate sold	0	(3,700)	0
Amortization of right-of-use ground lease assets	(300)	0	0
Write off of fully depreciated assets	(47,893)	(42,689)	(62,737)
Total Deductions	(48,193)	(46,389)	(62,737)
Balance at end of period	9,567,574	8,392,111	8,087,846
Accumulated Depreciation			
Balance at beginning of period	1,329,406	1,079,662	874,988
Additions during the period:			
Depreciation expense	345,738	292,433	267,411
Total Additions	345,738	292,433	267,411
Deductions during the period:			
Cost of real estate sold	0	0	0
Write off of fully depreciated assets	(47,893)	(42,689)	(62,737)
Total Deductions	(47,893)	(42,689)	(62,737)
Balance at end of period before impairment charges	1,627,251	$ 1,329,406	$ 1,079,662
Aggregate cost for federal income tax, net of depreciation	$ 6,600,000		
Buildings and Improvements | Minimum			
Deductions during the period:			
Useful life	30 years		
Buildings and Improvements | Maximum			
Deductions during the period:			
Useful life	40 years		

EXCEL 127 Financial_Report.xlsx IDEA: XBRL DOCUMENT begin 644 Financial_Report.xlsx M4$L#!!0 (,:"1EH'04UB@0 +$ 0 9&]C4')O<',O87!P+GAM M;$V./0L",1!$_!IQO;=!P4)B0-!2L+(/>QLOD&1#LD)^OCG!CVX>;QA&WPIG M*N*I#BV&5(_C(I(/ !47BK9.7:=N')=HI6-Y #OGDK7A.YNJQ<&4GPZ4A!0W_J=0U[R;UEA_6\#MI7E!+ P04 M " #&@D9:)\P &.\ K @ $0 &1O8U!R;W!S+V-O&ULS9)1 M2\,P$,>_BN2JO39C$T*7%\4G!<&!XENXW+9@TX;DI-VW-ZU;A^@'$/*2NW]^ M]SM(@T%A'^DY]H$B.THWHV^[I#!LQ9$Y*("$1_(FE3G1Y>:^C]YPOL8#!(,? MYD @JVH#GMA8PP8F8!$6HM"-1861#/?QC+>XX,-G;&>81:"6/'6GQY=YW<)U MB4V'E%\EI_@4:"LNDU]7=_>[!Z%E)==%)8MJLY.URF=]^SZY_O"["OO>NKW[MQ\870=W KW^AOP!02P,$% @ QH)&6IE&UL[5I;<]HX%'[OK]!X9_9M"\8V@;:T$W-I=MNTF83M M3A^%$5B-;'EDD81_OTV23;J;/ 0LZ?O.14?GZ@AY\^XN8NB&B)3R M> +JO6N[!3+ MUES@6QHO(J;JM-O=5H1L;*$81V1@?5XL:$#05%%:;U\@M.4?,_@5RU2-9:,! M$U=!)KF(M/+Y;,7\VMX^9<_I.ATR@6XP&U@@?!YOI^1.6HCA5,+$P&IG/U9K MQ]'22(""R7V4!;I)]J/3%0@R#3LZG5C.=GSVQ.V?C,K:=#1M&N#C\7@XMLO2 MBW A(5M>5 TR M6'!VULS2 Y9>*?IUE!K9';O=05SP6.XYB1'^QL4$UFG2&98T1G*=D 4. #?$ MT4Q0?*]!MHK@PI+27)#6SRFU4!H(FLB!]4>"(<7K;YH] M5Z%82=J$^\!!&&N*<<^9ST6S[!Z5&T? 95O-RCEU@5 9<8WS2J-2S%UGB5P/&M MG#P=$Q+-E L&08:7)"82]3E^34@3_BNEVOZKR2.FJW"$2M"/F(9 M-AIRM1:!MG&IA&!:$L;1>$[2M!'\6:PUDSY@R.S-D77.UI$.$9)>- T(^8LZ+ MD!&_'H8X2IKMHG%8!/V>7L-)P>B"RV;]N'Z&U3-L+([W1]072N0/)]<_Z3(T M!Z.:60F]A%9]GZJ'-#ZH'C(*!?&Y'C[E>G@*-Y;&O%"N@GL!_]':-*K^(+ M.7\N? <^E[[GT/:'2MSAD6R4)RU3393>* M$IY"&V[I4_5*E=?EK[DHN#Q;Y.FOH70^+,_Y/%_GM,T+,T.WF)&Y M"M-2D&_#^>G%>!KB.=D$N7V85VWGV-'1^^?!4;"C[SR6'<> (\J(A[J&&F,_# M0X=Y>U^89Y7&4#04;6RL)"Q&MV"XU_$L%.!D8"V@!X.O40+R4E5@,5O& RN0 MHGQ,C$7H<.>77%_CT9+CVZ9EM6ZO*7<9;2)2.<)IF!-GJ\K>9;'!51W/55OR ML+YJ/;053L_^6:W(GPP13A8+$DACE!>F2J+S&5.^YRM)Q%4XOT4SMA*7&+SC MYL=Q3E.X$G:V#P(RN;LYJ7IE,6>F\M\M# DL6XA9$N)-7>W5YYNTB42%(JP# 4A M%W+C[^^3:G>,U_HL@6V$5#)DU1?*0XG!/3-R0]A4)?.NVB8+A=OB5,V[&KXF M8$O#>FZ=+2? VU[4;/07/4;SHYG@'K.' MYA,L0Z1^P7V*BH 1JV*^NJ]/^26<. [1[\8$@F_S6VZ3VW> ,?-2K6J5D*Q$_ M2P=|'Y(&8XQ;]#1?CQ1BK::QK<;:,0QY@%CS#*%F.-^'19H:,]6+K#F-"F]! MU4#E/]O4#6CV#30,9FV-J/D3@H\W/[O#;#"Q([A[8N_ 5!+ P04 M" #&@D9:]_\!KM0' !W,0 & 'AL+W=OVA8KR[G\ M^SVRP<896=@[HA\:?#DOUF-)/JJ\.']D_'>RIE2@IRB,DXO.6HC-^UXO\=8T M(LD[MJ$Q'%DR'A$!FWS52S: <$C\+BL(>MJQA+R)!W!F?9_MF?'S.4A$&,9UQ ME*111/CS)0W9XT7'[NQVW 6KM9 [>N/S#5G1.17?-C,.6[U"Q0\B&B: N#4.I M!-?Q[U:T4WRG#- S_O%._R1H/C5F0A+HL_!'X8GW1&7603Y_R3;ALT MD'H>"Y/L?_28G]L?=I"7)H)%VV"X@BB(\[_D:0MB+V!DU03@;0!^$6#W:P*< M;8#S,F!0$]#?!O0S,GE3,@Y71)#Q.6>/B,NS04U^R&!FT=#(();W?2XX' T@ M3HQ=]D YZJ)O\ROT]O4?YST!HO)0S]L*7.8"N$; QN@+B\4Z0=>Q3_VJ0 ^N MIK@DO+ND2ZQ5O*+>.^38)PA;N*^X(%)(=S*P@>**L#X2F$XY'JVRNM M<0K 3J;G: '_/5DD@D,G_T=%.%?HJQ7DR'^?;(A'+SHPM!/*'VAG_.:5/;0^ MJ.B8%+LR)%8AUR_(J77JXROFI3##"'3_O*$J;/IPV^1^4O'11K7E8TBLPF=0 M\!DTXS.)XY2$Z(YN&!7X]I-^$UCCW$8CT0.S1,T%S"5(<:1R])8\&?XZZNAZM4_3I0 M4&M 1I2 MJP+$)4#4)3'Z:X8!EX&47-T#T@.1AUK='PS!HH!Z\^N#4]0VI5>J4# ML+5I\H[>Q/=!/3G9?4"?X3ST-5;W.;VDX_3[D,X0;RTXI>B.$1_=7BM)&O4# MIM2J)$M'8.MS>BW)^T>F)*F7G*J[< M@OGOGCW&2G)ZN8D(X5%$E-B,>@=3:E5LI7NP]4G_2VS%^KQJ]>L M>688=0^FU*K82O]@ZU/^E]AF+!%@)'X%F_H'K5[1L1P| [/9'EOJ18=1(F%*K MPBNMA*W/_[.A.>&4U+/2"[SM6WW5:IZKCVN-Z1@6PBXJA*TW)^9]*:S-8MU M)N* 2-\Z[=I6S?QOU$684JLNJY8V NNS__M @-EB2V3CMXL_T)QZ*8=^ID)V M0,EE403)WUPP[S=Z^]I&&|+1 PE3JNQS>K6V%$VI52F69@+KTWUP]WX0K]#\| M.5JP4 E/+^!^^Z6$9-0PF%*K0BH- J9G][N^A:Z?O#6)5[36L1X0NOTY5Z:U M^K#6M(YA$'!I$' C@_"#AF'W=PS9&(Q-DL"DYJ-IDJ3J6>V YD^:*+D9M0.F MU*K<2CN &]F![RP$ T]XOIK$5>V^/*!TJ[(.KCZH-:QC9/^XS/YQH^Q_MZZ; MKTQF$QGDLZD:FEZQKHL93?Y-J56IE? Z.6JZ DQU&)36]8ATU MH[F_*;4JM3+WQXUR_VPX(A?LTHIQ=9ZAU_E,.#PZ)IY'00AD_%Q2R<]H^F]* MKKVZ]\CZL-85"G@Z'%C2U M:.06R#&\@%-Z :=9Z5"R]TX4DJN%?,>\D)#8JA>U#ZC.I*%@<2*7F,2:[KVO M?O-JA.W3#PG:J-+NV+T\B^N,":]JI[-,G(F]UN]E"7_X0%VE*OO^N#6U(YA7YS2 MOCAZVS&!ONGG3_FZ5$@O4/]@,NI23*E5,94NQ6E8\+1?(W8#.Y56Y8!874&= M/JPUL6,X%:=T*H[>6+PDMBU(K&>FE[OYJ21FU*284LN)]?8JU:5=RRK^$^3) M"IR\:+W86_RJ8)+5TO?*T_.?)'PATNTE**1+"+7>G<),R_,J_WQ#L$U6]Y@ M0K H^[BF!!XM\@0XOF1,[#;D%Q2_M1C_!U!+ P04 " #&@D9:ZW0E SH" M "\!0 & 'AL+W=OVV>;0Z [%46RLZ"'+&.9%L@CC M*!J'D@L5)%._MC;)5%=8" 5KPVPE)3>_%U#H_2SH!X>%1['+T2V$R;3D.W@" M_%JN#+L8OW =\$[.W1F+E,-EH_N\E]-@LB9P@* M2- $1.+U>X!:*PH'(QJ^&&;1'.N'Q^$"_\[E3+AMNX587WT6&^2QX%[,MKPJ M\%'O/T&3S\CQ4EU8_V3[.C9^'["TLJAE(R8'4JCZS5^;>S@6Q&<$<2.(O>_Z M(.]RR9$G4Z/WS+AHHKF!3]6KR9Q0[J,|H:%=03I,YE4FD-VK^O/2/4U#)*S; M#-,&L:@1\1E$/V8/6F%NV0>50?8O("0_K:GX8&H1=Q*7D/;8H'_-XB@>=O & M;9(#SQM\; ME]6Z4E@75[O:MJ9Y79%_P^N^]L#I$&59 5N21KVW='>F[A7U!'7IZW.CD:K= M#W-JKV!< .UOM<;#Q!W0-NSD#U!+ P04 " #&@D9:IP-Q),0& !U&@ M& 'AL+W=O%FMGEUI]]D5 M)[=2?=4;(0RZVU:U/EULC-D=+Y;XQ] ML%R=[/BUN!3F\^Y"P=URKZ4HMZ+6I:R1$NO3Q1M\?$:)'=!*_%6*6WUPC:PI M5U)^M3?OBM-%:!&)2N3&JN#P](PX&X&AB .D'D.<.H/T VAK:(6O-.N>&KTZ4O$7*2H,V>]'ZIAT- MUI2U7<9+H^!M">/,ZDS66E9EP8THT%M>\3H7Z-*JT^@(?;X\1RJ?O$(O4%FC M3QO9:%X7^F1I8&8[?IGWL[SM9B$3LYR+_#6B.$ D))%G^-GSA]/'PY=@[]YH MLC>:M/KHA+Z/@E=(: -&(ZXUV'KLLZE3$OF5V/@ZUCN>B],%!) 6ZD8L5C__ MA)/P5Y^%/TC9(WOIWEXZIWWUYTXH;LKZ&NT4) !E2]$#5$.2D&L(I+S9-E6[M 0H!L^!]&L#RZ4_ +P-&KJ M0BBP%'#*'20DXP/;Z4H.0(0CF*X$IB1-(S_*>(\RGD7Y'OSIPQ.[L\41(\D(MU(18Z@>5[$$ELZ ^20/Q,FP='\#$F9EE44@)'2'TR(6PQ<+8#Y'M(;)9B&=< M;]]JF-L+\:TI;W@%:^O%REP,-,I&0%VA)(R8'V6Z1YG.HGQ7WT#6L7M.VP!2 M!VFH$%>[9%GL\C?Y+EL+&Q(#P)| M>U5YX64N/!QE>(3.)X7#S(\0AP.3A;,8S\5:* 593(FGD?:Z#D$02D*6CK#Z MY" 7L0E_X@/>Q<_<"W8K-'5^2,1?9 G/;^!EH_SQUFM_Y,048MW!]Y&+:;$KQ M!/Z!0O$L8P%^P^OK$MS;4VA+*%ZHQ(7 <):.-ZU/#H=),A%T>&__ 3]F0UD M_*=04F?V-'$CRR.6A2R:2%]X8"<\3T]=CNTP>N&Y?).F(<'1F (\@BRA4<0F MF D/U(3CV:KI? KAS),C89D0,/XGDBW*?]$O+>UN]?E\,(8U!CC3%Z*#'%+)K:[@/C MX7G*.TAPU;#SI_.'E]4(&9.?1RZ"-#-1W9*!_<@\^W5)[@"IMZ-QV0Q2+,-C MI_KDPBBE$ZQ'!M8C\ZS7I;FG4+J<13.*,S9.QC[!,$UP,L%NY*!!G&>W,[G= MEGVEUI:5LK;]DZCS*Z1_@) D81"E8;MEH/,**(T#EJ6HU+JQ,NUS1PZ# M3!80'"/9&&@'ZL*VZM_?81- /3YHPF&L<-AZY.*(TF8B:H4(@\]WKFZ(H[=&! M[19Y61R!"3G?E1#R7KANMQIG<98P]Z]',*$IFVH9R,#RY(G.%EHPW:C[;NEM M^Y5+#7T8"6*:!'%*Q:Z6PSJ- KU%*>YRH;4]N^E/=6"WM"<]TTQ+7)8_PB0-XVA\-..5Q"2FV10Q#!4!F:\(MWAR<0LF6R@ N!/O&GAB#"1U\]+*26K_R6N'6 4?XX%BAM\!35>",3* ?:@4R M7RMTM*8G$]@7KJ<,2"- H=L8UF$\P)A%D#3]H.E0,=+YB^"!K*,&$V+:U8RUM M"VJ4K*HN^Q@!&]_?C%!?\QPY#9U/+,+)A+?I4$30YQ01]I#'^$|:W;(@@FR! M$^>HT2,80YF#)ZHQ.M0/=+Y^<.J<- HW/0";.J:>_O?,(^MN[Y<$W ?M!Y@^N MKDO($958P\CP-0,5]OO&T=T8N6L_$UQ)8^2VO=P(#GO9"L#[M826]+^Q7Q[V M7YI6_P)02P,$% @ QH)&6A)YA44=@>ICV8 MY+:Q<.S,=EK8K]]U4]*VA +2^M#8SCW'Y]Q%P"&/)1I* 98@SZ50*+3G+J8&<7%).109D;NDT.9Y1!<(4 M8%A&^0GY1&[G5^3XZ(0<$2;(32%K346NQZY!)9;/S3:[7K: [!B_L>@79&0G] M4Q)X0=0#G[X='N[''7?3?)2'HDA T?.$+?'.#]K$T#9$+\H4)3 *CG,RD9DVM M_;JXTT9AQ?WNL]IR1_W<]A2>ZXIF,''PF&E0*W#2CQ_\Q/O<9_P_D>VD(>S2

M$!YB3Z\!38.VR2!4:RR!4SQF65W6O"F/'!3S(S-25\B6O:X8;=OCU7J)\$@ MB/VQN|KVV!,7!J/(2[JX'?E1)S\Z'\JRQ(?%AZ9[/Z45%21%>4UD&.LU5KG MI)|>Q58TB=]XJ/GHO9D'XK8$1QW@N-W"&ZD:4)K4TC%_F*^K?!VM5=Q2YYL MZ0F[S6]/^5LB=QPDG8/D_0Z8UO7KZI-GFOQDD"1>--Q7WQ,91V$8#T;#?O6# M3OW@_>JQT^$)$#D3RJC4>#'_1:&G87A00LWV+EUK1[W3+PB M_"#G>]]8PV?>@CA,XF&XY\S=:E+V ^$[54LF-.&P0*1W-L J56W3;2=&5DW? MNI,&NV S+/ [!90-P/L+*NNTD[?:9&^5F"\B+9"?=7{\28#"24)R6%]O@'U=V< M;2]2I+51D<^1X*!YD63E;'%>G_M:+<[IEN=92;Y6@&V+(JE^79*,4"M 5(-O!$#MS5PCS7P6@.OCDQ#I8Y#G/!D M<5[1>U!)M/ F?]3!K*T%_:R4>;_FE?@W$W9\L:0EHWF6)IRDX)+Y%4S@"] M!5\!V1$IDUB6R>HS)ZA2X\#5 #O(, UH> M;^X:S./CS9&%C=LER:W]N2/^KLB.E%O"SDRA;4P]LZDL&V=LDZS(Q4S4!4;J M'9DM7CR#V'EC'LN4SN*)G U"YG4A|VS>%]\H3W*P#YPI;HV]7]O+ZKA;A#X. M_/!\OCN,B 'FH##PAK!8AP48H!AR*?#\<8W:@ M^)I61 31,='5<2Q,*(G7-&%'NR**!J'!\[.J*9K2@3PDPFQ;966ER=X MT+ "+XA40CHN0#142UYLP&%?Y V-D.HU#;3V? [%F5K0@X&5.&7L%;BM:@*TX M=2!'_Z%9R8'HX'Q;C9!UM<&=H"!2UY0!)GISI#+544'@C'1PV L1:%&%JFJS(114?EJ(-.1@H][.4%M.N+?3K)@Q05 MVXRM:W8BKRFYX48^NAS0$O8H)#9 (!YCTTL*:-<4?Q$Y">5"-(Y6/RJ M*C+ 0C>$6&6@PR .O(-6,231BPIH5Q4]"9!P7F4W6Y[O:)Y+ M"9BU?=H\|W1I<(*A5C<-J-!7V[/1ES]6,WN9 >TZXY#I+LGR/4UQII EAM/5 MSS7-4U*9&4;:78KG1QBI%'58B")-@AA@$.,@ MP(MGH>B[;^1>3[8"+V4!96D-J_]_9:+=7BXX7%VG"INE$>0K,B8VH. I'!'V MJ!'<^A0WI\P\=7D"? =>#&E43#@90[1E&G /AV*3NY0ZRRYU'Z)JR;*.M:Q7H M>PY49;<1AQQ/[2Y&G..-W1>A7OT@N_]U6VDC)EHCVNW+S"&[F'M\|S[-U,.CL7A $6K74<4$4.9YZMV["^:X_VAQZ M28? LDNX](19=:C=^\AR8TEL\E;=AX'J%B*(_6#M6=?GDN$WI+9[*V_ !2Z\Y M7;OF?'SMN/K.% RT'6(3RE775VQ 83C6;-U>1KJ_N<=EMWOR0Z(IO<53>1O& MK)>A+OJ#9VM6"? ODN$WI+9[*VS!N!X\D[7KVB 7CZLT(?51A &%/%^5Y284 MQNK>W/S@.7A!JKOZ?0(FQ.:VY,VSX^YL]\["V_I)O7+ ^$I[%S9L'O9OF18C/ M2767E0SDY%:X=$X#,:2J>;>@.>!T4S]MOZ&&PO=V]R:W-H M965T&ULK5;;CMLV$/T50@V"!&A6]]O6%K!K-4@>TBZRV?:9 M*XTM82G1(6D[S==W2'D56Y(-/_C%$]DSAW-FQL.9[;AXD16 (C\:ULJY52FU MOK5M65304'G#U]#BER47#56X%"M;K@70TA@US/8<)(:6K=6-C-[#R*;\8UB M=0L/@LA-TU#QWSTPOIM;KO6Z\;5>54IOV-EL35?P".II_2!P9? M$@'+N77GWN:IQAO /S7LY,$[T4J>.7_1B_EW'*T0\"@4)J!XF,+"V!,Z; MW_><5G^D-CQ\?V7_:+2CEF3ZCY"LZD M^26[#AO[%BDV4O%F;XP>-'7;/>F/?1P.#-SHA(&W-_"&!L$) W]OX%]J$.P- M A.93HJ)0TX5S6:"[XC0:&33+R:8QAKEUZU. C>2&.Y4M>"LYJTNJH'2/ M"A^84R4)7Y(%;['2*IWB+9#/;<$;(!_(TV-.WKUY3JZ0NB7?*KZ1M"WES%;H MC>:TB_W)]]W)WHF378]\X:VJ)/FS+:$\)K!11J_%>]5R[YUES*&X(;[[._$< M+YAP:'&YN3]AGE]N[IU1X_>9\0V??S(SA^&O3? AO\!+_N;&SE_3(7HFF3YE*DX*T%,UFY"AIRW3JW61"F$>9U>QBM,2KQTL@_1N5CE!M%H&P*4E36M)Q M6_*C:%AX8U3B^TDR4#-&N5$21LY CWTP7#0@5F9(D^CQIE7=W=SO]G/@G1E_ M!OOW.!]VX]POFFZX_$+%2O_Y&"R1TKF)T2G1#6S=0O&U&6&>N<*!R+Q6..." MT #\ON1&PO=V]R:W-H965T&ULO9Q=1!)Z MDE1UC/FHVIWMZLS,7FSM!3%*0K4-'L!)]_SZ%=@Q1A(*3-[.36(G1X^$="S$ M0>;BJ2B_5 ^,U<;7[2:O+FV3:KWQ8[E_#]W1;E-:OZVO%]4 MNY(E:5MHNUE@TZ2+;9+ELZN+]F^?RJN+8E]OLIQ]*HUJO]TFY;=KMBF>+F=H M]OR'S]G]0]W\87%UL4ONV0VK?]M]*OF[Q8F29EN65UF1&R6[NYQ[1!]B0IH" MK>+WC#U59Z^-YE!NB^)+\R9.+V=FTR*V8>NZ023\UR-;LLVF(?%V_'&$SDYU M-@7/7S_3@_;@^<'<)A5;%IQ_9&G]<#ES9T;*I[+]IOY$!VPUL7FZK] M:3P=M)37N-Y7=;$]%N;OMUE^^)U\/7;$60%$!@K@8P$L%,#V0 %R+$#&UF = M"UAB#^\>,/[XP?C"PW?GTH]E62I]7%HN;U M-Y3%^EC7]:$N/%#7KT6=;!3%EOIB-W6Q_O)0;%)65G__FXN1\ [,1YX^LJINF M*GB^GKF(:9HU']-D8WQ*LG0>Y\8RV67J(PM>Z! ^/57[M\MM@6T])>3^KZC*[W3?MX5V#]/DS'Z'5US6KVA%<[K?[3=+,)L8O?-Z,\W6Q M98IJHA<.>;T^@+A%_ET_L-+@7/QRJ*F:9GFQ>+QW,0*G4VIXP@Z M7]8A&V&']&4K66;;ED=,MZ\+9-T<6:XE\D*%SG-M0@1>).N$ XAE!2&4=*K> MV)#3V)"V&!D8&^ZAYL/ 7<0'I'WUKIEMSC_[_WB>D?[[F9O#X.>ZIZ1,_Z<: M,Z+S0;-^^%##MDC6[G'$75ZQ\9+.KP\='-3M!PGQ(V H2%D#"0B4! F+@6] MDULGDUO:*:B9A+.A2? CZ4):.>3PS4L2Q;F&=4,NIXPN?=U[9DJM$@80$D+!S7 M&Q%DG;%<)[6Q>OJS3\ZPMV?.P.=02[C!'YVL9- M-0LD+("$A9"P;$S'QD UJCQ%3YZB6D|=U[E5W; M] <^ZD%96!VM1^>!,@K"XYADG\V49I@0+"QX5R[1<<;VC/>:IAH"$19"P& C6 M,XYS,HXSWCB-5_BZ?[*2IWN-)0\"L7<<$S1N3+HKDPI"L5QT6".;3'/W5Z M@81%D+ 8"-8SD75=WK_TSXZ7_BKC>/)P6_Q: M5ES\%38H>(UKZ]M[)3ES[@Z\@Z0TA8! F+%;V!;,?RU,ME9':QI?G^.2KO MHB_CKBRV0_91%Y6FO"1QJ3!C+/5MF'KI#TI;@=(" 4%H(2HM :?%+(]_WXUF, MCK1^[$6QS2)IDAN1XE."Q%62O@63W0A)6X'2 E!:"$J+0&GQ2R/?=V,7="-] MTGU!(=* 3UC9IL*4A: $H+QW9)!%IM#$7KNZJ+ MZ)$V'+U:Y:GFY@E6FHQ('651BWIG"X"CR51";%,J7@8JA,BV3"0 5PJ=38E) ML#!$@4(X1Y;#5RG"):%2:"*"/2R.NJ*-**<<]2)<,>%6^J MZ)LRV7"@23DH+1S7(1%HI;&J4IL,S(===# ([T.?A?NK>"Y#C:PF(R-4;DZULW MV3.0M "4%H+2HC&=&T<5;=6%Y2CMTO*D2!%/_RS$B7R$B4E2N(B%7O-I< M*&3(DHCA<&H'&Y:"T&(K6MTB7F*.WC# M1N>@M B4%D/1^H[JXG.DS\]?&WW*D2Q!2#JU0:; /BAM!4H+0&DA*"T"I<4O MC7Q_4V47Q6-]%/^JZ!/+<2R_J/:$$\Q2WXI2=@2EK4!I 2@M!*5%H+3XQ:'O M^[&+XK$^BA\3?F)5[NK9IKBR68X5^OI&3?84:)X.2@O'=DD$6FT,1>N[ZFSO MN#Y2UX>?1&DR.26V;,LEB(@F4PFQA6S)9+(0V18AXE8'A*9XJC+2HS$B#16]2Q$![91XBZCQF^YCQR#;B0'I? F@M!4H M+0"EA:"T")060]'Z=N^R?OR:'>58WJEL45O<\[14R6R/8G'R 4W;06D!*"T< MUR$1:*6QHE**!O;)X"X=Q]A8SF6<]@YQIYX8WBW<+)O+S-$4%H(2HO& M=6\,56G? 8%VZCK_?+G.LB'BI0UWQYO!(G:_0(=L6OZFW4N%LC$18 M3<=!:3$4K> ^A+D;';Q>C8T6N[5+)46-4OD)%Q*N".%?$W07)0,$KF*V32]#2*%.B[8;*A0/-V4%H,1>L;JLO; ML3YO_\SJK&P?B]"XY<7O[%]C.6:5OBL.FJXK*ISS*W-'])5]+[9%D"V=]V2A M.A, S;I!:3$4K?]E]BX3))]U>SI1;%(6[_#16S#Y> ^F@D3@H+0"EA:"T")06 MZ\>][\4N#R??<6LZ486]TM? EEOHF3#8C:)8.2@M :2$H+0*EQ2\.?=^/79). M7K\YG2CB9FPB)&[S78X5^OI&3?84Z.9T4%HXMDLBT&IC*%K?56?/CWG-YG1+ M:,(#L??(M(27Z&S/=NCXL." H50D(0*";_ ^M=$U; ^C*"4FF*6^H4*DPL5TPB%V?/'&L>B_>OI+S/^/EEP^YX.?.]PP'EX4ES MAS=UL6L?0W9;U'6Q;5\^L"1E92/@_[\KBOKY3?-DL]/S_J[^#U!+ P04 M" #&@D9:&-0^^'\" "U!@ & 'AL+W=O\@#E!>:R/+%FPC*)EH1O+8 MUF$/$ Z. *(6$+T&)$< <0N(3P4D+<"7&C>I^#I,B2%9JN06*>=MV=S$%].C M;?I,N+;/C;*[S.),-I%"2\XH,4#1W-C!]M1H))? HYJ%FY@F=S8BRI@(,RPD_ M1U_11X21+JQ5I]C8&!P3SMOSQLUYT9'SP@C=2GP^ !\>CH|>B.;N.M'[/GB(WQ="UP'YD;FZT)R M"DI_WO7CSVBAC;+WY> ^AZC?LR6%VIR'7NB(Y# ,K$AK4!H+LTX=PT/]V]'+O M239])(754VZJB9OL=N_O"RMR%"V810$U:@"U?S"Z(P)5&<@_7[8V_W^", @B$78^-S: $4A*7,<,;)/0T?XT=X9Z'$UO'1}$@803CGH0S;2"(VB&HTR=V'P#N M^*$3Z*]0(%U C)P#)),$RYP>!J -^5 [^4A+K0"E6,5RNT#/HERM^`JA7A.@ M,O[%]_2D0J%<). 7K>P:TAP6X 8!$$<9&WA60&9UDW1=-^1#[>1STW1CWWLC MT!0 *0$AABE YF/=%EA7']31!G>H/8TTVZ_NU?:5;3;J_:WJ+= /D#62<9&1 M& -T1B^9$NQ03/JZJD$-^A[4>$7S4L;.Q2Y_L7@S <%820"&8,;4,T4N[@FG M6$,9[$C*INZ9A5"9OE2ZV\9B =E@$%Z$+L-Z| 0+&37B)UA(B-\3#K.&+IB= M+KKA<-5?:::;BIC+/UFLULUXC*G\1,(]$A^ F@HQGHP =44].4N64,7S$X7 M42>IH0Z=O,<=E,.AKG'>.I(Y^MO("}3U#LL&.I@=.L9- LDW-LFV,Q?9F? M #JY%YAO3" ==;VP9_UD#;,P.[/,I_=H-I_<3L=W4_0AFM:?/LIKJ{Q_J .H M_C#]S_?9C_'7Z?S^#C1L(H@, ^77N!U2A+HH T=!U^EX/L89EV)%78'U^T/@> M74Z_S.9S%?9?7Z&;Z>WL.@)MFK3A.4P_\P&HY*9@]"GP%LS!7@^&LH9>V)'7 M8#:?4WG=[K"NO'U8SZ=,SR0#*K,=(D#5:8?:X*AU0G?#\|^2JI'.!JB"S/NIZ MN'HX33VNSA!KUR_QYZ@^$]U44Q_1_A;G,H0MT)HO997.)U\ ^4EZ?>JZ_E-FV M.@?\D)5EMJD^KGB\X+D2R-^765:^?E$W.)PJO_@?4$L#!!0 (,:"1EJW M?#H6_@4 &,- 9 >&PO=VJR:W-H965T[#XM]H*6Q140B59*RD_WZ/4-*LHLF MP3[T19;(N<^9BT\WQMZ[G,B+A[+0[BS)O:-.!P.7YE1*US<5:=PLC2VEQZ== M#5QE26:!J2P&X^'P:%!*19/STW VL^>GIO:%TC2SPM5E*>WCE JS.4M&27MP MJU:YYX/!^6DE5S0G_[V:67P-.BF9*DD[9;2PM#Q+)]/CZ2'3!X(_%6W(I-0SM,1%H[;\]&&1:42L=? M^=#$X?\PC!N&<; [*@I67DHOST^MV0C+U)#&+|'5P WCE.:DS+W%K0*?/[^| MFE_<7L_NKK_=B&^?Q/3[_/KF:CX7DYM+,9W,K^=\.KN]FE_=W$V8ZG3@H9:9 M!VFC8AI5C)]1,1J+KT;[W(DKG5'VLX !I.V,'K=&3|$;>-[N26OTK&2<]<6&T,X7*9(2-SL3,DB/MXX9%9BD]*2YTJ M68@Y#@D8]4[\5DX;X&R?YX*433@\&D#N/*.7253.DLJUF77E)R_>34Z&IZ\ MX-YAY] [A2]) 3XY_LPIQ22ZUJFI#.JT=1#IWC/#$JT/0T7FL5^3$M4Z-K8Q% MK#.Q]^;5A_%X>-+0A:_1R=N>D.(SH3LI*5KJD$[E<+.LB^)1*.UI%:3T!!K# MXCQ]?\P\3!B? 2#L&0P:?]>+?)#1L1!+32[F[G8@[J93U?;E@A3A+ MWB)]7C[(14$"3BO_"':5YI&;M<0HN> ,#G^*%L+OES#!!$]JXP^,#48%?&!2[MI/N6BI!7UQC1.=H+1N,)/LI+Z ML4T-6C5(35)Z8]:6>J)@M#.>XT?40/45F%^:00J(M"(L 3Q'8)RW#1)2;0 M5NQES?A1*7KS V7[M:-64>P*<)9MFM=:8)Z#+/WY$/6^.)QEQL7&@6 X=_G M#%:#QB]0%Q-? #FR)R8 G *6[R1\0D1R:0OC/8R>Y8:T>NB)2T!+NNC%C73Y M6B$N6]#DTHDP"J'-&[$@3B[>)5<'0S@PW(D3CM7)O>;+$1,<^-Q$27C8?\((''H*-L#]J*4E&(EX@K#! M7Y@0(4^'1^]|P^'P% [J0K$#6%U,)37RZ.[V..6"[_2$3RVZ8N>TP:P/%/LHT M-;7>8K;Q.0*F\:F35DGK-?*PY^R@LKO&=TNVCK)2.A,JZ++L3<]XV#PRV:LHRF\Z"?C$2T M"%4! [2O2#!3NW6E*5:/[U]IMQ\'GR636]1Q45[,(=US;W6&RU0<9.I,V$U,# M9X>F)RBX<6<*<(C+R-Y/#6]2T0@ .3F=C*_V$ZI&*L=..'-U58HQ=HO*8,KSG^!9%E MPOC?'M!ROH_E>=_P=0 M2P,$% @ QH)&6B0065,K'P YV4 !D !X;"]W;W)K&ULM3W9_C5K9_XG3-E32]MFR>7Y^>?/=F6MCUY\35] M=NM>?-T-?6-;<^L*/VRWI3N\- $VW_^;DXD0_>&/7FQX_>/+BZUVY-F]-_]/N MUL%O3\(JM=V:UMNN+9Q9?7-R=?'\Y3-!GA[XV9]]3WXN\"3+KGN/O]S4WYR< M(T"F,56/*Y3PWYVY-DV#"P$8O\J:)V%+?#']65? _CLX.9UF6WEQWS7]LW6^^ N#.?GBI^C-JAR:_DVW_Z>1\WR*ZU5=X^G?8L_//KT]*:K!]]U67@8(MK;E_\/ M@H?DA2 .9UZXE!B*#\MNS+#U^'[;E\X!I6PQ_HJ/0V &=;),K;WL&W M%M[K7[R]^?[US7OWQ57U]<__O3ZWWKOBMZ8Z*YY>+(K+ M!\MG]ZSW-!SY*:WW=&:]JZKJAK:W[;JX[11;6>.+_[U:^MX!B_S?U(EYO6?3 MZZ'8//>[LC+?G(!<>./NS,F+? _SMXK/SK^Z!]EF]ME]J_|> OVA!8LWIFR* M5[XO>U-<>6]Z7UQWOB^NRYWMR|;^MT1Q>DX?>I#+!AZLB[XK=DW9MH#5!4C% M'4C[CGYN3.GIA[*MBZIK +ZPZ*P;=4,-7Y:T;+=JH!O?->V MIB&YQ]]JZT"6FT,!T@RO_@*_^&(+G.Z(VB+ON@<0)5\ %L[4U0*OJG/BAM0 M!W5M\2"+HM\8.,QV5[:'Y"D//4&Z-GCV7X=X,/5@ < ^9WIK(K6RDZX3Q+P)== ;4.L.*7P7D65^TW=S31]M90, ^> MU"\LHF&9 MDF4<]L>=F%8(I_EUL/VAV)I^T]7%?F-:_AC?.Q2;T@>>? B!]{;? !M7I7-$ M@+NR&0S!\:$RGK@XKOZ/OWUQ>?'Y5[Y8=@YT #SOX: =/_&AQ_7P\/"S10G MM6&EL@5 4&Q 4]7$.+]T@(#B#IX'UDFY)0H7R@>Q#A-'GYU$8H<8*,."I_=0 M8NK]!: $](5A?=&7'XP740.2/CI$^M!W(P\["F7:=(Z@! M8?N.! .(?-.6\);=PGMWAKAD4:#J;QCKI6LL MT%C(A.A%V'AA^B3?FCBUK#86/O;%E^?_4QC8L=L"LN@D95L=$.:N-<4!%B]6 MKML6R FE0K0M?X',CC)+P'^ '$#-%N'NSTO_F/@Z'?HU72#RW L^J,2PJ18C3\?"P 3ML%.-EU3"P<#GE;6 M 2?YWNR0^7O<$=8A$?04QK]P"WHM!D4.5F'!Q =0$QB]0%Q-[(TQ<8T]2D< MY#2*-^(U?.S+QJ#-(#%W->#=B"Q&T[X>+'U!VA,>0@5 BR>[E<>('6^R-\5V M0#8OM\!E14? HV2N 5G$?,@HY0#ZQ*$*@3VJ;KNU]U*LHGX$[BAS'-RZ):4 M)"EB.!N I,: (EL05#,!>LQ687(.)08\'[-8LRI:P"A18ELO&\&=Q[[V%96@M M43'"KJ3O]\ER_&9*J6/D@$4&Y.)#D>F*ID/*LU2MX$-1C TR!-MW/0ZL29_" M3JP4@BX%? _,OVB]O@/F* ,@& (Y6&9#@!"E"SQ%LUT"@=1;7'#;P]/&5NP M0(22WIA;3]0J:CW6I(A/\.W(I%@&%9F-%",^22SC+I2T0)&.RNNX)03XMMV M/5@ATZORS@&I(@=@VY(]EP>(!W$YF?E(A;(MFX.J!- EVXM7 XQ-2RM8?@;# MH579=X[0EBJ8[[HY70)O^^Q-$,ZF5BT$TN'MND5;4Y+MJ]!3):D.1CC83/$B MD1@5[H.Q0(-K\@/DRB!@A@070RS+C'J [;RFV(%$2@"L5V2K(CU!FT%P!WP M6/@:.@\L+M$[+5/H$!1#7@QCEH0D> V(#,2:5RXY.@K$ON])?+/C5R Y"71 M2_R,B(V8IP0<]%[!K0(P\M=6%NQ=98'9@D;!M]-]V"1Z$HPC C@ZFBB{&&W MY'&@LH^^Z&6}AU(7[JT;58D?VN.O0 E[9!]2AG26;X$<-I>KKDTF$1'U RA06 =7H;(2LG$F.] BR&[QL,!@V(< M#0S,C4Z:DLL9$#OA\T&#&U= -_E?/]_1I FKB?,:V&P*,U'O$VJ8HP'\|* MH)*<#UD7\TH2|>B00Y9#O0:&QZ.[H04!SF47N(-43NI:+J);2O(.T"&!.8 O M@$84ESNSQI 452!K$]*0SE ,D4V/_$>DQI=UI1O@-J$.4FJ,*^'>,[2&JG MYZ:W<:61N4K1HJ&&V"T.RC%+A^*C".8UU(X%(@:&0&#E!(& LS0:Q>>|=DSV M4'R?)$5V>;A'ON+B+Z-F&MMNRX/ZLHE!]2[-46[RI.ZI7BWC)6#*#!$ + P M^3S@4 'MJ]9\;)XJR43_!. =&O9 D7_N;#V0B =WUD7);PY%;5+R[:FI2]1;9KMK@G66UPG,CTDFX<$F+ M.*O5KX/U02:/4X'/ M,Z099&%RA,JQEQL7&@6 &C>E:T0:WO+>Q.5P.X A"R!"L ML@(3MA!)\<,2D8^F. 97EZ80M<6<#'#\$1 M?)K>!_@0ZA!$/,CSP<0X86"(J !,<)8\=V-_1T\C+"=&="%H%/V:UYT<14 M -3([,XNAYZ\!-HP*D=T:=%A&'K8X*QXJ1E9/F/5AQQ=QH\ (B.8/D">NWEX7 M7YQ_NE#FG:-#=I($MWH.?4Z@0@M!@)&\BQ+[4S@I89WO-/C+9#+?A16?SZD% ML*\M\3Y9I_AK9%/X<=C"HXUEE&/6*"2]35EM=.'X/,LA9=1 M? S6@(+DR]%SL?F+?VGJ4E:5/1.,^)<9#KWO*#20J-ZVIV#]*L/!ND]=CLF< ML*87!)5!\95+>.94O!W<=(E5;/U EM()'O@6*F0$7]XB$BA9@(_VR#[6B@T5G='Y<^0C: ML.8@(ND(*- >37>G(+P1:85'SE$(KKK90,D9P%'2D@Q"F'5#^IL\?G(YRMVO MC2$@Z1A3##VC''PJ_L'H3A ?S^B]QC\-EO(%0"G)^SZ:B>!C2+3@C!JW3A@0 MO\2U+|\^_4LMQ5Z(K1A]>?!71('P;2V,-AG9<=%5#7]?D'U'_GG//4#JU:H%V MI7B8DMU,,TGD0,6'^0.QGA]CW@G:?3M>]RI9]SE'4WD5 +F,/JA1C&*&B\G" MI9$8CL;"_,LL4DS? 4ZB!@V(:+B3'[F+AU%%.)IIPLB!/SQ$_S\ZI'B33K8F_)#I"W+HAVH_@*/HW?=.9]8WC0FB'F^TFN* J%W27BA M,766)LI>YDVCPHGOQ R$QNU@""W@;ET!W,/!M=2$L2A6]@-U8_ JR/B2-?FM M*&8XG3'%3FX?2W6.I/8VGL/:!>-:GZI4I(1Z>7>J?4-ZG.VQJE6-(@ M_+B"'P/VXR*/JS5P2F/OD*WJ5(%5DRL"!#6ME.@)(SBI&QN>611;$(_8I9!N M(&H5UC@MFRXH5;9"^" %>.:#J09$B[I=::CVZ =2*I<<>('1=0MMZRA[#HF! M@GP_Z48?=)FT]"R8T% 05EB?T!20L/%AM 1K&.11H,>V|:)#[IO#5U M7CBN@XV=8TT(:7DN\D\>BMC$'*,2S3TG]M $$D%>E+JL8V6^-CJ.8HY@91B; M#H5W/K3)Q>Q?U"#S,_>S> H LYZ9F#2)@7QGF%((^N:!44R).BL+2T6MXRK M+!J@+/_=E5;5=YPQ&931$R0&_+@0:[>![E>/&/E"MV.7KOPH* MW*&GY5-&0Q(CU;>D?LI2^BZB%9%.2?I?^0$JCTXBNYA09/Z.+87P?+:8?8 M-T5T\B:R#$)BE P.6U@*ZU\&KPD%H?PC+BH_IK8P$-@02U$=,B2O0MX)CH M*8A(>YB*("9:):(.3T4ZE\S@%&;RN01?'A?G+G"E &FCAC:0H|)6GP@-"#A M8YEHQ6)NMB1UHX"A=+8YI!VC:>HF-*2ES6.8Q.X.QOA/,**%]TUHS4CK!!X; M H)7G4'T2=+1)S%SH%+IQ2))-!5?1*^2ZVF@2'/[&MTI^*>KR#*(MBJ2X&-4QUWX_TM:7V:1XE)0Y$*78.E:1]BUG\(;!;9=WF0YC+N8"-FQ+QB H(6-.8[5/*6A=E:]]5#-U2_SFI4<6H]A MS:<#9^&@H1A@1KXB)7J*(O)R&I\[TL1N,&]^S';!IP)A!I>9$T-,!@R,]GH=L M1F/:-9 7D6"%X>FXW-L*XLY,FOHV((%+5&>Q!PQUZ8(3&7/%8BJ0@"KEM@J0 M;HK=1]VV(2$B"XT5(%4^16M'*^4,J1UF8E#B"PY'3[43;"9$SE"R+DU&JN1ZJT,_=&$O\@BE>&O?,I2UOP6Q9KA2. MHH>1\";-Q100_MY"Z^NN%5>%VCZ"'YLJGD2)^.+Z]H?;S! <:Y7@EX%.8^=-E06WJ>6DD[9=BP"8+24;VAR7>E3_VX:#XFY6RLC M5GA<);@>#MTMK;I\](!JOK#"$FC'LDZJ?"1LKN.GY#8G LWX TOCX2?<2 MW8#= XMY_(RCL'#J)'9]*%_%7)?QJ2(U&U73DL9QH!SS:GJD@"#@D8)4:6]*#"!CU2$@ M1'9,HEX^RJD<=@H/L._?+R^_.'M6;"WH,/%Y_W[QI.+L7#\:%ZW2DLAX'_80:B*.804^B -ZE\S]Y)0 M)'9T8AC/MGYP)64H8V5]8BI/,"]D!O4S?B2'X>C@HVQ*6%?)WQV\=G3E*N8T3X[3Y^9YS0RQ:I.$K8[0LGHO-)*A#-8S(SZKN0S?%+: MF/9B93C<2TDRKP!%5O5#KS#I(6>-[M? #=O'5D9QA- B=.3?F5-SE] +>H#H53XLK%K:4>(193$@"1WV\V%? +TL&!(=.&2A&DZL!LVLN.#,TLR;4Z.UU*7OBBV-XHCI MP=Z5&6GBJD9X,$W 2F$1*8SMJNH5YI#*Y,3EXTX-&_K,*',XX!>TL?*".Z\>*+B'C2VFX;(]LYNJXFK^2VG0RVRPU M+#0&>G#,) R(LV7ZJU;U[=O$O00$DWI*$&N====3E,G *C8FHZG5FMCI$.\<8!_*6J1]^1 MBQP? Z>.G4'JDIG!.T"=WC23\13=4',(>F"4FH5+%<"_@W/PL.8P$_-A1@04M M08$F=XYAH-83#'^QXQY(0>GQ!*")29|<,F4;,"KK'G YV]]V;MQ02%->GUX(Y#(ZTS&E=P,\X@4YH<<@M-:K N+V MN;Q5* 'M#%4)UCH&AY5X;8P?^?-'XWI)WDPO3CG02Z(KT*:2Q+##_=!K@2SDE4>1X M*F/N%03K, M_5#>B!H;XVKY'!KHD;2]2)-_RN34]T!.XC@E$-% (F7>^,F+Z(@GR%9BN7*\' MB>0IBKAL6"^56>U'.BO>4J(;11\5PDVE/67W5AL *D47N4& ML9%=Y38SJ:"2')SA+2I5 V!APJ 869:5T*8HJU1\7H.7&+EE\T&F5:D@K;MC MW&8KCDB,)>LB)E]60)Z?FKE*0V_28&4:NY/CS%A2K$A0+3M(,YDF M233_)FW&4FB4$9;8]\&OQ19DS8@$>HPI1L$OJEB<2@S('6;A%=WQT>#9,>&R M%=|TP-\]QH)E3J0XR)*

<@K3L/G0O,/"A8R66$^$3(QU%<^"@FG,0I5.P^EW0 M%3D#N8I,K&(J-J7F^%J.6K$5TUVO+&NI#!E75 MH%R?P/Z^PW+289(3(KZHNV%EP3GFE40!)*4&;7/F](DS:ND :2 = <6UY)&D6 M BJ+AQFOK#D.L^GZ!S3$W@_FHYCF([B2)!)U(N!]D$Y=0)2IE&\.F>Y)^U8 M-8RZO((BDS'O.&5+OR?F+?B#2"R.,15.-AK8#UGVH4LT)ZYV7:6VA6^QL>L-M=O=260*.L"@T^@N=JSS5)./O]ECGS8&EHJJV>*9Y%3]R9H,WC-Y%_SC)HS^P M2I\$L3J6C:>,R0>:@7 R0Q@.G-9&\(OLZ$(T1B$KSV@=> I_@RI*@CC#'(_M$#!1O)!Q0DSKB=P$I$VL"G*;W&K'H/$H)[B/&[O+':<);IEJ+53UM33X*RTZ M:JJC3/Y#(:,N551\21^.1^GN=2C Z;W>=W LACD?2G16OM&43%'7QEM+LKV/E M&3\,QLY6E'&)XV%H:),JM3:AZQUA6I/72);N 8C9OZ,;%.-LA;XM[03W71Z9 MCCX.E'&@(AU&)!7W9J-CIG?IH:K"\;H5Z 8"E6'"'";UXYY-'[ZV#44W?^CX M-,P[VY*@O1OI0_K&F709@[Z[]=]JZ,K0V01AU@0%. 2!VX)'7,> /CIY_8G?_(8\;+' M. ^%*K\AE0T$6LTY26;_4. ^2HXE;;DV[QHKQ'$HV^>GM[JYDKAD^8GQ)&#*K$ M7D0RS M4S#3!8LAL JW6+6HA?A>,ZF\`,>'"*4LPY#'@H?,<3P7\+LQ=HR>&;],/KT*+ MF(_?C)K'PF0E#1,%<:WTLK8=INR_>.HPM%HQ_9OMN!.K*]P0T F_'YJZ7Z"MSVE&]\I MC5[:II'=\DV>GD-X?0CK8[M8P! A],T(8W'F(=QU8GR%]W^'? ?>1H:VK,'4 MN_-2ZI8 ![I\"T=>#I/%?1D(S4(.RQ?(\&U=)/8C2GXLPO]VW'7T'3K= M/]-M!-E69/VB1YY<>FCP)H+4NYW,@*6LO>JZ'L#F+L>&G,*TFAM! .Z2D3CJ M1ZY 4M@A^/[JZI91$8;F"BOS>']D)H*O#A'NLX-P_0ED\\H:NM##%IX\7"EZ^ MC&=OS2!29C>;J? 3A1H_@PHTX9 Q(0$4[QCNZ3^-C9LT+^HG#DQ>A=Z.=\?B-"E*W+&'IAS#55)?* ^Z?%K=0GU" M-T E'21Z$)+\|8VM<6OZ$R.>DU/\ M=SC"IX7^%9,K_N,=\7'^$RC_+MT:BJ^-6<&KV>??WK"@9?^TG<|^E,>X#/T MW99^W!@09X&ULC5=M;]LV$/XKA!=T M":#9>K$M.4T,.&F*=5BQ(/:Z#\, ^T!)M$Z5$E:3BNK]^SU&VXJ1NMB\6W^[N MN;OGCO355IO/=B.$8U]+5=GKWL:Y^G(PL/E&E-SV=2TJ[*RT*;G#U*P'MC:" M%UZH5(,X#,>#DLNJ-[WR:_=F>J4;IV0E[@VS35ERL[L12F^O>U'OL/ @UQM' M"X/I5???#&_/115OD-A(ZAFG-9A[O'==[8QCO;O^L<]=*]J7 M#CBV?;HU,S(=^S+LHO,M7ZU0!]$7B]2/@?.9S_J:!U'D9?F6\!VN/FB$]4TJ%/U-%:LMIKK3Y7QBP&A]4V9[_C)PDY5EEO#E3DG8! W ^VV6E?4-+=!*OKF MOU!+ P04 " #&@D9:BHDEHI,# #_!P &0 'AL+W=O[1=J;M"L+U^J/K! M)!-BK6/G; >6?J\9)^3@M*S4?H#X9>:99QY[QI.]L<^N0/3P4BKMIE'A?74= MQRXML!2N;RK4M),;6PI/4[N-76519,&I5'$R&'R,2R%U-)N$M:6=34SME=2X MM.#JLA3V<(O*[*?1,#HNK.2V\+P0SR:5V.(:_9_5TM(L[E R6:)VTFBPF$^C M^?#Z=LSVP>"SQ+T[&0-GLC'FF2? WV30:,"%4F'I&$/39X1TJQ4!$XTN+&74A MV?%T?$3_->1.N6R$PSNC_I*9+Z;15009YJ)6?E7VOV.;SP?&2XURX1_VC>V(M(J:U\ZV9LG6E>2MU\Q4NKPX9<4:O ""0](Z) (%W$RBP_"2\F$VLV8-E:T+C04@U M>!,YJ?E0UM[2KB0_/ULMGNY7BX?%XQ.LYY_O'W];P_*/^>,D]@3.)G': MTV M0,D%H&$"#T;[PL%"9YB= \3$JJ.6'*G=)F\B?L*T#Z-A#Y)!,GX#;]2E.@IX MHTNIHI<6Z4)YN$6-N?0._IYOG+=T-?YY+>,&;_PZ'I?+M:M$BM.(ZL&AW6$T M>_JN^'%P\P;;<<=V_!;Z?SF8_P4$3P7"G2DKH0_ U>OIYT#PE2:$#%(Z32LW M=2B>2@D-/WIR>?_N*DD&-R=BKL5.ZJV#)=F$W>'-3U#5UM6"=KV!=5N!X\$0 M3 Z,SJ1I8@E%W8U$JRN.QO!*ES5OC!'75S2&L<$;],]D['C?'YP M7S-(R8$:H0@RM@'X2'JM,M)!7BLBO$/GB8;(2=Y@=42#0CC8(&KJ+[YH^30L MJ+.#WQLXH+"N_\V]()*%T%L2L: @%=J4!*-N#<((#YY=)EU+^3.R&->JQO"++ M)*_TSN*DIE897:J49N%,2O&,K3\;TY/PC;#M0>6UK^U%Y3+X;M@?4FM4BL7I MG4V;8Z.506?0JG?I](,8M,\])W2>48-!HZ2I@B!3CZZ?JS#<1'7HOU;O\4E3 M+M%NP]/C6 7ML_[%.% M%K\QGAZ,,"SHA4;+!K2?&^./$P[0O?FS?P%02P,$% @ QH)&6@L84;5Q M!0 20T !D !X;"]W;W)K&ULE5=M;]LV$/XK MA)=U,6#$EFS';IB5-)VZX>^(@G; <, ^T-+)YDJ1*DG%\7[]GJ-DQX&=M/M@ MF:3NGGJ_GDZ7UGWS"Z(@[DMM_%EG$4)UTN_[;$&E]$>V(H,WA76E#-BZ>=]7 MCF0>F4K=3P>#XWXIE>F=I+, ^N%;S M1>"#_OEI)>=T0^%S]5A<=:9=D1.A:QUN+;+/ZBU9\QXF=4^/L6RH1T..R*K?;!ERPP-2F6:?WG? M^F&+83IX@B%M&=*H=R,H:OE:!GE^ZNQ2.*8&&B^BJ9$;RBG#0;D)#F\5^,+Y MNP]7']^_$;<7?[ZY.>T'()Y/VNY+QON] GN)!7OK0D++]Z8G/+' 'VHLM$G M7>MSF3Z+^)JR(S%,>B(=I*-G\(8;^X81;_B4?2:S)8E;>2]>*Y]IZVM'XJ^+ MF0\.&?'W/IL;Q-%^1*Z2$U_)C,XZ* -/]NXP]7 28X'KY[1=[31=_0<^@_C M\?/." !?,R%*A@LA549#SHG"V% %TLK2U"0*$51TH%[.5D%6E M5\K,XWL? 9*B#=2M14$Y.ZFU4)P,65ES=7M_\MGXQ(W2,^)Z\D!!E-1J %X<' MH "FK;TTN>^>Q$CS8\B/5%PTJEPSZ%/KM[M*K$T[I'LT+$]=<2#&4Y$FXE>L M#I/1R^YZ,QTWJYO 6,]B) (D8@?(PG7;C(CF.?YQ.JD02!&$+D"Z4OIIB;L%R<-6[/KN8('Z',@) MC$O'<;-+\/G_R=@% #R",M[OO\LV/[@T5"9G.J9]FT"'#-]M2BI#4U2F9J&M M>&O\$Q;]W!D7,P>=$.PF.[R:&U5 #11%H+*R#!?JHVQP%!N4B<;CIB+G4-J, M(KVGX&->:25G\%E08 JUS"Q.QU.X[TL5 EPOF3-=TVNDCFOC MK5:YY";SCT6&BSLHB)[, [D%*'4#:IKQ9GH]%RDK_()A>)+WA=(KGZ#B%V"=] M!T#;/D+!;+R\[7^R3U0WF<1J_OSM^M^MAZ#))1G@>C\9[2^TP$G#1,$E7? #/ M'AA9P!AQMP?@(54>5A= [*17GP_=:162+FL0VLPZWMI!S#&]^GV0O5-&+4P^< M:)J;XDXJ'5.?[E3.3NP)E 3@2RYRK;Z17H%2&F%LX$7 Q) 2,\34TEW&SM@+*Z)B5W%T7T5MRW4J.4'XXV9"BXG6=D^_QO[I4/D9;OAQI>-4TJPNF\$.JRHT"G%<,Q3TRDS[$VBMJK@D! M"]%OF@)=-AHJ1-F\U>,*%[HTJY@:DU=>P(S(L53 V,WH M7M3Q(<2<")66QG!0>&(*-$>C.!(7/^@0O3:$>]-YW6:0CE+CS4%R-,%LJS5< MO6^$ZF^-MR6Y>1SBH3G/ \VDNSG=?"=<-./Q WGSD?%>NCER'5XLP#HXFHP[MPC6#> [,)MHK#\LP&C-YQN<"W#CDFP/O"VK#>L(#-U]/Y?U!+ P04 " #& M@D9:=AJJ%"L$ "P"@ &0 'AL+W=O@20(OUZI?4-N"DWEI@#8QX6S$, ^T!+9XN(1&HD%2?_?D=* M]IS%=@>L PSS[>ZYN=XU(VW4CWH M' 4U4*/?$*8^KK7D]G!59,7\D:!9VL MI:J8H:7:]'2MD.5.J2I[41#T>Q7CPIN.W=Y"3<>R,247N%"@FZIBZOD&2[F= M>*&WV[CGF\+8C=YT7+,- +M'\4B\4K7I[E)Q7*#27 A2N)]XLO+Y)K+P3^)7C M5A_,P4:RDO+!+C[E$R^P#F&)F;$(C(9'O,6RM$#DQI\=IK>FV+B#3W(<O(\R=GCQJ2B9$EQL-"Q0P;)@ M"N'WV4H;19? BCV,!MW#)<3A;*->Z9AE./*H$C>H1O>F[-V$_>' &V63O;'(. M_5^FY"S&<0]? \//!<):EE2:1 \8MBH1-!I-F\H48.@XDU7=&.9J2*[=%I4! MSX")')>-@9SP!W!-1&L'<&= ["VI,_'\G28@H67)9(D%Z8Y2S MX P[O6>"U(#V0@%=!ZQ6A+R[$NX_=A[0)(*+M\ %JX#K9%=8CSPX"(@HJB;Y&^;\. AKNFLEY+15-Z/;D@,8Z W MD/3]=!C?0[P[!/D[_\),D/11CQBB^:EK&C00A:5\81;FPF>#"(.6-V*&X M;A<_+6"M9&4I-%PT5N* LHOA)5R$B?N++\]9D<2L.FWKHA^&A#*,1_2?!J.7 M6(^,EP[(IFA'B9'90R'+'"E9%'KJC_J1#3VB2>Q" [_N#44Q4"TG/5TO7%_=6 M4@+8(P6QP1<$ZQW#$*:QGX0QC:$_ ",;. S^D]8%3I()#EH.K.'!#FEH_KL+P M;%*[F_R-T_K_$KY".B%!]MJL7Z#B/URR-H.#H,O@8- !E/LZO4.;+Q0(B>/=F&(71^_UX1-/&H;C[Q+<<<02.XL1B[$_?H[ ]\ M*%'KG26FJ2DA@;I164'?>(K+T%=6/1"7-2DCI(,4XH">";H"KX)O31'WCD2B MF/8-MZ03Q?(? 445I]_LJA[O'-4P3/PA3&8_.2 +'8A*.OE('.^VCE7#L,]4[MZ***H!#:N5[+/-CV<;4.QW]VW8[.V"_E;O.WE/C.UX?0RE;@FU>!JD'[@VOZH M71A9NYYD)0UU.&Y:4$%N)R@K0^5I2BKN%-;!O4J=_ 5!+ P04 " #&@D9: M2+N5F>L# !:" &0 'AL+W=O"WQ#$TB10"J$A $$FO'T[W86-/XCWL77=W3>!^_Z+]FWF6>>>?%,QCNI[G2):."AKH2>>*4QS7$0Z+S$FNE#V:"@EXU4-3-T M5-M -PI9X93J*HC#, UJQH4W';N[&S4=R]947."- MW6-5./)UC)W<2+O*>+ M6[XMC;T(IN.&;7&)YGMSH^@4[%$*7J/07 I0N)EXL^CX9&#EG;&(C!:[G&.566!B,;'M/;F[2*S_=/Z.?.=_)ES33. M9?6#%Z:<>)D'16Y86YE;N?N&O3]#BY?+2KM?V'6RZ="#O-5&UKTR.;BYZ%;V MT,?AF4(6OJ$0]PJQX]T9JTB1P7-BE+H^B5DYZ9 MSA? 7R\7EQ>EL=78*RQ4M5V?7JR4LSF$^6WZ#\\O%CR4*

S:@0SI$XHV;O5^2"_]>^=Y!G"9 MWCUOJJHHK77E%\UN.#H_4[1QP_?S<]F=QP$NT3OH**U':4+1QD^$V4_6E3]9 MG\;QJ-)9NBV"?
2J#O[1<65":4+2Q+/M1NO)'Z7,8'E4ZE9=56<5$)G0L1VE" MT<8R[%7^PF_\F_9YSC!3ZC1HQ2ZKBGMLS#\
MDMGM1J=UBC9N]WY:K_QI/<\+_CDH?'U_N/{23G0I\RAM!ZE"44;B[.?^ZL% MW9ROT)OS**U':4+1QJKNS85JYN;\U0^.#*#=*R-$N^.F?[T[${QYO"3Q>' PR MKO[P87M3Q>__!QMX=.*NJOHUK];=NYF[*07OE'9J%N@&T4;?Q0 MU+W14/M&0_Y&VDNZ5Y92OU3N*8?2>!0F%&TLVMZ&J/VO^}]U(ZW1QP(@M!ZE M"44;J!W+>J9QP"<:R.=64>Y?GXG]0_-E@^U)RC:6+Z}/5$?"T_X;G-UO7IS M^\/TD.L7R#[34,<"I0E%&TNU=RSJ,\43:C2>@-)ZE"84;:S8WKNHCXLG/!VN M1VH;3_K9'<7-2\HVKB[ZM'XIXHGU&@\.:7U*$THVEBBO>%10_&$.HTGU&5< M)R\N0&T*E"84;=SJO4U1D_&$.HTG5$49DCR(7S2[X.B#0-'&#=\[*/69X@DU M&D] :3U*$XHV?KW'WC5H+A%/:-)X@OT0]}>5JPE*$XHVUF1O"C27SR8T\X\! M\%>9K1 ZX%.TL4+[.)94"RA06A),**U':4+1QJKNY_[F$K&>$BG:6)?]D-
]ZJ\A?;X1,)X(WT^D>"]7RCWE4%J/TH2BC47;FP_M@A() M+9I(0&D]2A.*-E9U;UBT"TDDS*S#2R3XAV;+ASH3%&TLW]Z9:(/),3U>J?, M]>W=YOO;26703
)*ZU&:4+2Q6'N[HCU3)]%%,PDHK4=I0M'&BNV=B .X3$([MGTGP*V1W%_4N*-JXNWOOHCU5)]%%,PDHK4=I0M'&$NTMCQ,*)+11)]%H8V6_
M[^*7RVXU:E10M'&K]T9%2V82VC23$)]V2[[4Z!?-,CG](5"T<<8QEC;!\3X*U6"1WT*=I8!?V@WRTHF=*AR024UJ,TH6AC5??S7W>)9$(W M\0*$-B;7%0[:LG5!1WV*-
M9E/^IWET\F=&DR(=8AU/9YH_Y2LV5"YWN*-I9I M/]]W+TPF=&DR(;;KJDD^<-#!'J4)11OW=C_==UPRH4N3";%8!_OD#[]B=K?1
M09VBC;N]'J2[X[,)V@CVTPE^-L>S/;W3H1VE"T<:R[8?^,D'IA Y-)Z"'F'J4) M11NKNG<6NH6D$V;6X:03_".5U4-=!HHV4J]8[VV&QY_IS?3YA,),M=SSCL7U M+$XPG!&O4.(M**.:7G0S
*+ZUF<8#BC6*D4.U-P82B$Z89:&RQ.,)S1K5*Z M'1=?&(fW\&L>-?)(C'H<&,[TN%8)/E(62!C)P/JCK XP7!&J$8)!449!M#X MWGJLTS,#]358G& XT_!6-9P,- RT\8LQ']\#E[0=-1Y8G& XT_9.M?U,L8:A M$+8_H98#BQ,,-]:M4*9#<8EPPU#*5^S[_S,JRE4%Q@N&,,LI1*'X?T4@Y!L.'8P[8:H=$<3V+$PQNM%7&07&)L,-0=?9R
MSU]=OCJL24#AC#K*)"@N'WD8UC#2]NVZ-A6+=090G& X(Y9R!HH7!A^& T?) MAZ*)9=IAUA= <8+A3(>5+U!P\8>!I7V8:AV#3?+,,U,SO.3OB4SC3T589'6$HD8F8A,B3"/S9?1-;9H'&1.5LA,,C$?^XV:[D M>OO7[TSBV<*YC><-3LHG&FX,CL"&HT(S]&(<=&LJ7-R9\KFMYVU(2B<;;OR M(<*YHA&!C4:@N)[%"88;ZQ:5]Q 0S#HV(!T0C_)5E*X/B!,-9992$$!
<0C8AI M-*(.19-$(_RUYFO%.@44SFBEG(*XI&A$9*,1**YG<8+AC+;*0(@7B4,$-!HQ M>;GGKRY?'=8DH'!&'642Q 5$(^)$-**.;9N*Q3H#*$XPG!%+.0/QI=&(F$8C M0M'PT
M8L)AGHE(^$7S/^19UP#%"88S&BK7("XI(A'9B 2*ZUF<8#BCK,(FXE(B$C,+ M\2(2_]'Y&K(V!84,:U@]FZ(\B+QS![K1"7\HMGG(8KK69Q@.*.A,C3*)44E
M2C8J@>)Z%B<8SFBK#)!R*5&)F86X40G_V'P16:>#PAD1E=-1'A^5^&YSL_I? MF[=7-
P^WJU<["9^9F/U^^66128GR@*2$7R._QZPC0N%,CY4C4IXL*5&R20D4U[,XP7!&*&6CE%12HIQ(M2I3KY.&\,P7S&\YZ'A3.-%QY'B6:E"C3I$31U%6TCZZ>*9O?
=M:.H'"F[JF2*X3_<7FB\6: Q3.B*7, M@>]E88EJ(BQ1K\,ZN7'O5\CO,&L-4#C3864-5&!8HHZCD18IUL0.^6C.,%P MIN=]RJ^.#TND'O.,5L*OF?
\9S_H&*$XPG)%0^0;5Dk(2%9N50'$]BQ,,9[15 MYD2UE*SS*\K(1_:+Z&K%%!X<8:ULJHJ(_/2DQOL4Y4PJ^9?1JBN)[%"88S M$BH[HUY25*)FHQ(HKF=Q@N&,MLK^J}
<2E9A9B!N5\(_-%'V:U.2B<$5'Y'/?Q M48G/KS!Z<_O3,[.R7R7_5&/M#Q0G&,Z(INR/^EPQB9J-2:"XGL4)AC.Z*2>D M/C(F4.:+Q1H%%,Z(I8R"9DDYB8,-2."XGL4)AC/;*O^@N4A.HIEX
MWT8H)K9)UBA_<8+AC#K*&@6D)-HTIS$,]LDZPZ@.,%P1BSE#C0OS4DT:4ZB MJ*HB)LJV\ROD=YBU!2BS.,%P1C[E8[1+ MRD>T;#X"Q?4L3C"/L(_-E]$UM^@<<$9$Y6^TQ^8=4 HG.FQ)Z%B<8S@BE;).6"D:T$\&()1,) M]WG\@OD-9XT."F<:KHR.%DU&M&DRHBFJ+NTZ:T&@.,%PINO*@FC/E8YIHV70$ MBNM9G&"XL6Z=LAVZBZ0CN@/>MN&O+%L9%"
<8SBBC'(5N @6U(PHF.#%2BN9W&"X8RVRCCH+A*,Z-)@Q.35GK<Z?*58 MCX#"&7641] M(!C1<&(M@IE<@?97VN^5]PO0.&,5LH7Z%Z:B^@FGGC\F=Y[&(MF1KY/48-$
QG>ERK'I\]%C&0L9,!=4U8G& X(U2CA()B$0-(>X-E;&)R8]!& M!XL3#&?ZW:I^DZF(@>;=OYVIF-]QU'[<*;CG>KXF1(10R%L9T(M!Q8G&&ZL
M62$LA^(2B8BAZN@>TMJ^KGUF;=G:H#C!<$8;Y2@4E\]$#&L8?^!TI,T7-,/6 M?*U8AX#"&:V40U-L*!,Q+(;,(U%*RT+!'\3/8I]$=*:OBSJTB5;L3(_B!,,9K=1,'_R;
M_.=UE@.,"T!Q/8L3#&>T5=Y!>$$N -@A)T(S]V=[%. X@3#&7644Q .2Q&< M=I=I,LP=E$\HJN0_@+S9?+-8>H'!&+&4/!-\>>-Y;#]DO4(6B2E[7/%,AO\L M+T#AQAV.RA>(?
E0@RUR.$P& V#:)H>_7S.XYBA,,9WJN1OSHC_@'F/?A,,#\YO:GF]6G]XE.]\)^:P#%]2Q,,)P13]D%T<\$<$YS9._WH[B>Q0F& M,[HIOR'Z]_MGG>:8WKE/KJW\&OD]9KT!"F=ZK+R!6)
[*9([D,/Z*Q?4L3C"<M$4I9!=&W"@XWF6,Z[X?=/TS/#';>1W&"X4S#U;P?_7OXF29S3._BAZXJDW?._MS)3-,SL[BE,XTW8UBL?F3"9S9&_GH[B>Q0F&,[J(3WZ0_J)++)1XP%<"_)7E M*\-.Y!3.**,)A>Y&>Q3V(ZW#=M6]J7.,VL-5\K=&:G<&.M2C7;E_X]_:.: MS"4;$T!Q/8L3#&>T5IV"^8*8P/$[9)EF"B80]_S5Y:0#F@04SJB0C+5E*X/B!,-9992S$=
M27?),DTBQ*:L:_ODRYG%YHO%.@,4SHBEG('2=P:>-YG+U!*(7,,NT@ZSO@"* M$PQG.JQ\@=+//#&29S$^LT3/=PGH=DB^:-47SF\[.^!3.-%W-^*4_X[_<9?8? M[S93-_^#GG4.4)Q@."C<@[*)24%2C8I@.)Z%B<8SFBK((ER)BEPMB<0S2S$ M>;S;S*Y&K)6!84S&BJKHO2MBN.V6>=!;W[=_%.1}350G& X(Z/R-4K_40=G MWF,9QR&@N)
[%"88;:ULI'Z2:>1S"V;,9F86X#WKSC\T6$<4)AC,B*L.C D(3 MO_[X]B_OMIOO5Z^O_^Y9:(34N@N)[%"88SJBDC1#176J)BTQ(HKF=Q@N&,M:LH3J8Y,2SP=
{S[HS.^1AV/6%-%PH.?*%.E.EI:HV+0$BNM9G& X(Y1R4BHJ M+5&E:8E8K>LDE.H7S&\XZWE0.--PY7E4.%JBFDA+Q+(H$L?0+YO?=M:.H'"F M[44.LY"M8"T M1)6F)=HB%*E6K$N
X@3#C;6JE4M0+RDM4;-I"137LSC!<$9;91[4%TE+U&E: M8O)RS\U=OCJL24#AC#K*)*@7D):B)}(21173V\K^8O/%8IT!"F?$4LY _=*T M1#V1EJC6L4U"RWZ%_ ZSO@"%,QU6OD -IB7J-"W1K*LN_:UF1WP4)QC.]%R- M^#40EAB[RS,I";]@_@<\ZQB@.,%P1C_E&-1+2DG4,$H"Q?4L3C"<@:V2@.,%P1C]E9-1+ MBD?4,#P"Q?4L3C#<6-
M&&1_-4N(1,PMQXQ^L=DBHCC!<9Y7 T0#SBNP]W MCV/VVVW>?-Z'5?OP;EHD-B"\XGH6)QC.Z*:\C^9< 8FB@N/]%.M1#DR(-
$<$)#P:^3WF#5"*)SIL3)"FI,%)!HV((:B>A8G&,X(I=R3A@I(-!./ MDVB+F-A52L'\AK-V!X4S#5=V1X,&))HT()'N1:P)@>($PYF.*Q.B.5\)@^_MQ?6[XVK*E X8PVRE1H%I".:-)T1%P7
M37J'Q%]LOEBL2T#AQF*URB5HEQ2/:-EX!(KK69Q@.*.M,@_:B\0CVHF'2,15 ME7Q[WE]=OCJL14#AC#K*(F@7$(]H)^(1D]NDO]A\L5A?@,(9L90OT+XT'M%.
MQ"/B.I;)H_/]"OD=9ET!"F(1UEV<"$G)_(]XUC%-%4-AC+(*,6B7%)!HV8 $BNM9G& XHZWR)MJE!"1F M%N(%)/Q@*\S5D?0H"9S14/D4+!"2F=E@G(N&?S#V+)+63<#Q0F&,PHJ-Z-
=4D2B M92,2**YG<8+AQMIVROSHEA*1F%F(&Y'PC\T6$<4)AC,B*I>C R(23:A6KV]O MWFZGU&&S2BN9W&"X8Q@ROCHSI6-Z-AL!(KK69Q@.*.;\D"Z{[,1W0'9"+]& M?
H]9%X3"F1XK%Z0[63:B8[,1**YG<8+AC%#*.NFH;$0WD8U8-R$],UBG \4) MAC,-5TY'AV8CNHF'1S0A1#=S_;+Y;6=-" IGVJY,B.Y< 8F.#4B@N)[%"88S MNBGCH;M(0*
({X.$1_LEX6-!0IGE%&&0K> >$27QB.*LDV?<.ZO-5\KUB"@ M<".MXDGIO$#S^O!CS9U(@,M$.RN)[%"88SVA9*VHD(X:JF(X8#Q_F3HJG3#J. ^ (L3 M#&XZ.^\C.]+Q2/0?
2$9^-93\6,5,K_[,= M-0M8G& X(UVMI%M0+&)8##*8MZDBP.,%P1MM&:,N06,3<0IQ8Q,RA^1JB[@2& M,QJV2D,@%C':6I_/0\S4RC_]4/N"Q0F&,])U2KH%Y2&&Q6#:HG8'BQ,,-]:V
M4'9'L9 \Q-Q"O#S+'9{(XP7!&1.5K%$ >(L:R7+W>;MZ^>[C;3H8B9LID MGWHHKF=Q@N&,:LKO*,X4BA@*8;JQU@>*$PQG=%/61W%<*&(XW@M%S-3(S%K M?E XTV-E?
A2G"D4,9.QD8!T3%"<8S@BNM9G& X(Y1R4BHJ M+5&E:8E8K>LDE.H7S&\XZWE0.--PY7E4.%JBFDA+Q+(H$L?0+YO?=M:.H'"F M[44.LY"M8"T M1)6F)=HB%*E6K$N
{HIFR'XA*AB*&J%XJ865I^,JRK0.&,,LI5*"X?BAC6,'ZZ1[N%_6?66N^ M5JQ+0.'&6@7E$H0EA2("&XI <3V+$PQGM%7F0;A("*DH8C)RSU_=?GJL"8! MA3/J*),@+" 4$29"$47;)
<_WF%ELOEBL,T#AC%C*&0@O@#46$-!01'E\PDW:8 M]050G& XTV'E"P0P%!'24%35E(5]B\E,S?R>LR,^A3,]5R-^ $(18W=Y)AGA M%\S_@&<= Q0G&,
[HIQR#L*1D1&"3$2BN9W&"X8RVRI8(2TE&S"$$2T;XA^9K MR%H4%,YHJ"R* "0CTOW5D4?X!?//0=;(0'&"X8Q^RL@(2XT\I#8>@>)Z%B<8
M;JQM5,9'7$H\8F8A;CS"/S9,1!0G&,Z(]!R.",0C7M_=[J3;?+]=O;G]Z9DY MV:^3?>ZAN)[%"885LBGK(YXK'Q'9?2*ZUF<8#BCFW)!X!YB'A /L*OD=]C MU@>A<*;'R@>>))\M'1#8?
@>)Z%B<85@BES)-(Y2/B1#XBEK%+$@S6[4!Q@N%, MPY7;$=%\1)S(1ZQ#TZ4;FMH#C!<*;MRHB{Y\!'1#8?@>)Z%B<8SNBF5(=X MD7Q$/" ?
X:\L7QG65J!P1AEE*\0%Y"/BQ$,CBK)ITT\=UB= <8+AQF*5RB4D"C9A 2*ZUF<8#BCK3(FRJ4D)&86XB4D_$/S-61-"@IG-%0F10DD)"8V M6">8*$7R;[U$-Q/8L3#&=44}Y'=:Z$1,4F
M)%!#PIF&*[>C0A,2U51"HBV:Y*MK?MG\ MMK-&{4S;$=&1'6NA$3%)B107,_B!,,9W93Y4%)B107,_B!,,9W93Y4%P5Y:O#.LJ4#BC
MC'(5J@4D)*HT{5%W=7KGSUJKOE:L2T#AQEK5RB6HEQ20]-F '(KK69Q@.*.M M,@_JBP0DZJDG2$Q<[OFKRU>'-0DHG%%'F03U @(2=1J0V%TAME4J%NL,H#C!
M<$8LY0S4+PU(U&E HNC*NDM>|>!7R.\PZPM0.--AY0O48$"B3@,2L8AED?2< M':?%1G& XTW,UXM?($R2TNSR3C_ +YG_ LXX!BA,,9_13CD&]!'Q$S>8C4%S/
MX@3#&6V5+5$O)1\QLQ O^$?FJ\A:U%0.*.ALBAJY D2=G]UXA%^.?XQSZ AC.=+A4'>:"$0-K].B{NJGLHR-F:N,W!'WO,9SI>:5Z#@0C/CG* M?
AIBIE#^!SMJ$[XP7!&MUKIMJ TQ+ 83%O4D&!Q@N&,MHW2=B%IB+F%.&F(MF4/S-43-"0QG-&R5AD .8K^O/A^!F"F4?^ZAS@6+$PQG=.N4;@N*0 R+P;1%
MC0X6)QANK&VAC(YB(1&(N85X$8B98[-%1'&"X8R(RM$HD#=IE*W_)HV9,MFG M'HKK69Q@.*.:($PQG=E.E1'!>%&({WHA S-?)[S-H> M%,[T6-D>Q:FB$*

,9.QE8KP3%"88S0BFOI("B$ -H],2"9FW?Z#!3+[_?K,=! MX4R_E<=1D%&(@39^DGP3[+W;F:KY76?=!PIGNJ[S.,%P1EOE'(2+9"%"FH68NM;S%YL\,]A3,]5\-]0-ZAH7WEF4"$7S#_
MTYTU"U"<8#BCGS(+PI("8-1*"XGL4)AC/:*DLB+"40,;,0+Q#A'YJO(6M/ M4#BCH;(G O(.#;N_.L$(OV#^.; M_]Q,Z\2F(U!% XTV]E>$0T'1'G'Q0Q4S&_XZP-0>%,QY4-
$<^5C(AL,@+%]2Q.,)S135D/ M\2+)B'A ,L)?6;XRK*E X8PRRE2("TA&Q#09$:JF2.[0^FO-UXHU"2C<6*M2 MF03EDJ(1)1N-0'$]BQ,,9[15WD%YD6A$F48CIB[T_,7EB\.Z Q3.B*/<@7(!
MT8@RC49,;I+ ^6O.U8AT!"F>T4HY ^=)H1)E&(T+3)2^QFRF0WV#6#J!PIL'* M#BC!:,03:_Q@CF:=1"/\FOD]9R=["F=ZKB;[\D71B#>;]Q\V7ZY^\[O=SZ]N M[S[N$=Q/8L3#&=T4Z-
YY8_F)_)-JHE'-E9U:1^E/K.Z M?'7889S"&774,%[YP_A9C),JG>N;NHJ)<>*O-5\K=JZG<$8K-==7_FW^\[K+ M%9L,0'$]BQ,,9[15_D'U@F0 L$NF,8*B+8ID%O)7EZ\.ZQ-0.*..\@FJPW($
MI]TET_1!+-NZ31Y"["\V7RS6'*!P1BQE#E2^.?"\OUREKD"LZR9Y6?E,A?P. ML]8 A3,=5M9 Y8<%L@SF)Y;.]W7-.GWDB%\SO^?LE$_A3,_5E%_Y4_X+#.:9 M[][Y!?,_X%G7
,4)AAOK5RO7H%Y2-*!FHP$HKF=Q@N&,MLJ:J&>B 6?[;LC, M0KSOWOF'YFO(VA04SFBH;(K:MRE>N+\ZW[WS"^:?@ZR1@>($PQG]E)%1QR7M MKZ2U\(K%]2Q.,)S15AD?
M1]H../^ZB\D=MX&RSH<*$XPG!%1.1SUT0F)?]I> M_?CNX7[UIYOGA@F_1OYYQ]H>*$XPG)%,V1[UN>(1-1N/0'$]BQ,,9W13#DA] M9#SBZ7CW.W=^C?P>LQX(A3,]5AY(?;)X1,W&
(U!1#- MN>(1#1N/0'$]BQ,,9W13OD-SD7A$D\8CDD]X?V7YRK". H4SRBA'H5E -**9 M^,I#$6,28_'7FJ\5ZQ!0.*.5<@B:)44C&C8:@>)Z%B<8SFBKC(/F(M&()HU&
M3%WM^8O+%X>U""B<$4=9!,T"DA%-FHPHRBHTR1?#_,7FB\7Z A3.B*5\@>:E MR8@F34845=F&Y+'/?H7\#K.N (4S'5:N0 ,F(YHT&5$T99'VG!WP49Q@.--S M->
W1RV28A$M&XM <3V+$PQGM%66 M1+N46,3,0KQ8A']HOH:L/4'AC(;*GFB/CD4DFZN3B?"KY9^ K(.!X@3#&?&4 M@]$N*1/1LID(%-
>S.,%P1EOE>+1+R43,+,1]'K%_;+Z(K+5!X8R(RMIHC\Y$ MO'FW7;V^O;IYF'Y%LU\@_Z1CW0X4)QC.Z*7$(CP:^3WF+4^*)SIL;(^VI,%(EHV$('B>A8G&,X(I?R2E@I$M!.! MB#)]-)1?
+[_?K,5!X<;][I3%T:&!B"X-1%1EW25=]ZMF=QW%"88S75?F0W>N M/$3'YB%07,_B!,,9W93AT%TD#]$=D(?P5Y:O#.LF4#BCC'(3N@7D(;HT#U%4 MU<3NQ[H#*$XPG-
%*N0/=DO(0'9N'0'$]BQ,,9[15ID%WD3Q$-Y&'F+C8\Q>7 M+P[K$% X(XYR"+H%Y"&Z- _1K$.;/%',7VN^5JPK0.&,5LH5Z%X:A^C2.$33 MU5V2RO,+Y#>8M00HG&FPL@0Z,
W13:4A0OIL#K]F?L_9Z9["F9ZKZ;X[.@VQ MMY1GHA!^J?S/==8G0'&"X4;*5>N]3_#X\V*NV8;%0-JRN)[%"88SVA9*VX5$ M(>86XD0A9@[-UQ!U)C"@
M',2P&$Q;U.E@<8+AC+:ETG8A.8BYA7@YB)EC\T5$+0T,9T2LE(C'/QMB<_?G MV[N_7FU_>OZ5S#-E\D\]U.M@<8+AC&JU4NU,:8BA$*8;ZGNP.,%P1K=&Z79< M&F(XWDM#S-
3([S%J?6 XT^-6]?A4:8B!C)T,J%_"X@3#&:$Z)124AAA HUM3 MZW:=GAFHS<'B!,.-&UXHFZ,@XQ #;?3,WJY(W@DW4S6[ZRA.,)SINC(@BC/%
M(89"U/:$XGH6)QC.Z*9,A^(2<8BAJA>'F%E9OC*LJ4#AC#+*5"@N'X<8UC!^ M.LYN^TNT8DT"%"<8SFBE3()B07&(83'8#LEZ!RA.,)S15GD'Q27B$$/5V:L] M?W7YZK >
84SZBB/H+A\'F)8PR@R&]:E?8GVS%KSM6)] 0IGM%*^0/'"/,1P MH&YP'=J)!K.F (H3#&<:K$R!@LM##*Q1'J(JNO2CGYWO49Q@.--S-=\7QS\= MPEC+?BIBIF#^QSMK%Z
XP7!C_8*R"*24A&!346@N)[%"88SVBI3(BPE%3&S M$"\5X1^:KR%K4% XHZ$R*,+Q#XB8V%^=;(1?,/\<9&T,%"<8SNBG;(RPI&Q$ M8+,1**YG<8+AC+;*]@A+R4,,+,3-
1OC'YHO(^AL4SHBH_(WPHFS$/]U^O'^X MO=F-R_^V^].O[ZXV=]>;OVR=<(1?)__<8XT/%"<8SLBFC(]PKG!$8,,1**YG M<8+AC&[*! E'AB/" >$(OT9^CUD?A,*9'BL?))PL'!'8<
2*ZUF<8#@CE#)/ M A6."&DX(CZ^O3@Y,UBW \4)AALW/"JW(Z+AB#CQ\HRN[@K[I:F9LMEM1W&" MX4S;E1$1SY6.B&PZ L7U+$XPG-%-F0_Q(NF(>$
ZPE]9OC*LK4#AC#+*5H@+ M2$?$B73$NE[7R:>.O]A\L5B?@,(9L91/$)<4CXAL/ +%]2Q.,)S15MD'\2+Q MB)C&
(R:O]_S5Y:O#N@04SJBC7(*X@'A$3.,1<1VZUKYH8&:Q^6*QU@"%,V(I M:R"^-!\1TWQ$C'59-TF'66, Q0F&,QU6QD $ Q(Q#4B43;U.?ZO9&1_%"88S M/5!X4S(BJ/HWQ1
M1.+UN]OMS=5_?+GZYO_\G$+[V_?;F]5OMG=WT[<6_2+Y)Q[K?* XP7!&,^5\ ME.?*1Y1L/@+%]2Q.,)S139D@Y9'YB/* ?(1?([_'K U"X4R/E0U2GBP?4;+Y M"!37LSC!
<$8HY9V45#ZBG'AX1"S6]HFR,P7S&\YZ'11NW/!*>1T5FH^HTGQ$ MJ$/5V"@N)[%"88SNBGKH;I(/J)*\Q&_ M"%6RE_F+RQ>'M14HG!%'V0K5 B(251J1J+K0I%JQ-@&*$PQGM%
(V0;6DA$3% M)B107,_B!,,9;95[4%TD(5%-/$ BM%4R"_FKRU>']0DHG%%'^035 A(2U41" M(A138K'F (H3#&?$4N9]=*$1#65D"B;]'DJ?H7\#K/6 (4S'5;60 4F)*HT M(5&W;4C2X7[-
)ZS4SZ%,SU74W[UHH3$;R3#S"+Y?_\,3,0KQXA']HOH:L1T'AC(;*HZA?%(_P M=U4C:B9K,1**YG<8+AC+;*]*B7DHV868B; MC?"/S1>1=3OU].CF%\@_Z5B_\4)AC-Z*;^C/E
MQ0F&,T(IQZ2F X@3#&;&4-] L*1#1L($(%->S.,%P1EME M&307"40T$X&(6-3)][7]U>6KPQH$%,ZHHPR"9@&!B"8-1#RS3;*N (H3#&?$ M4JY \]) 1),&(HJV+9OTJH'U!%"
<8#C38>4)-& @HDD#$:%HRW3V8<=[%"<8 MSO1A8G&,YH MJQR)=BEAB)F%>&$(_]!\#5EW@L(9#94[T0)A"+VS.D$(OU3^V<>Z%RA.,)Q1
M3KD7[9*"$"T;A$!Q/8L3#&>T569'NY0@Q,Q"W""$?VR^B*RK0>&,B,K5:($@ MQ)OM^P_;U6]W"OZTF;Z1Z%?)/_-8LP/%"88SHBFSHSU7&J)ETQ HKF=Q@N&, M;LKW:
(],0[0'I"\&OD]9IT/"F=ZK)R/]F1IB)9-0Z"XGL4)AC-"*;NDI=(0 M;9J&V/VSY)6O?KW\?K,F!X4;][M3)D>'AB&Z- S1545,MB._:G;749Q@.--U M93]TYPI$=&P@ L7U+$XPG-
%-60[=10(1W0'OT/!7EJ\,:RE0.*.,LA2Z!00B MNC00$6-;)K>A_+7F:\5:!!3.:*4L@FY)>8B.S4.@N)[%"88SVBKGH+M(J)+ M\Q!3%WO^XO+%81T""F?$40Y!MX X1#
<1APAME]ZL]Q>;+Q9K"U X(Y:R!;J7 MQB&ZB3C$X_MDDB>U^17R.\R: A3.=%B9 AT8A^@FXA!542K XP7!&VU)INY!@Q-Q"O&#$S+'Y(J+V!H8S(E9* M1.()$46Q^M?
M;HS^X]7MM$!H+H+%]2Q.,)S1K%::G2D7,13"=$,-$!8G&,[H MUBC=CLM%#,=[N8B9&OD]1BT0#&=ZW*H>GRH7,9"QDP'U35B<8#@C5*>$@G(1 M TB[@[O?,_N0B)EZ^?
U&C0X,-^YWH8R.@LQ%#+31_8FZ+NT[C6>J9G<=Q0F& M,UU7%D1QIES$4(C:G5!(1@Q5QV^M*;ODQ&-- A0G&,Z(HTR"XO+1B&$-6JJF:FK[@J&9M>9K
MQ1H#%,YHI8R!XH7)B.% W>"V: K[V)29 OD-9ET!"F<:K%R!@@M&#*Q1,")6 MR7,B9FKF]YP=\"F)Z%B<8SFBK'(^PE%CS+<6(1_;+Z(MK+5!X8R(RMH(+XI%O'JWN;N^?7C8?
KGZ_:O=G_]E<_.P^7&[^N[VX\.[E=P\ MHQ.;CD!Q/8L3#&>D4\9'.%L M#T+A3(^5#Q).EHX(;#H"Q?4L3C"<$4J9)X%*1X0T'5%V3;#?))PIF-]PUN^@ M<..&1^5W1#0>$=-
X1"B[JDV,6;]L=MM1G& XTW9E1<1SY2,BFX] <3V+$PQG M=%/V0[Q(/B+./S=B9F7YRK#6 H4SRBAK(2X@'!$GPA'IUL?Z!"A.,)P12OD$ M<4G)B,@F(U!(78)=D(?['Y8K&V (4S8BE;
(+XT&Q'3;$3HNIA&]/P*^1UF30$*9SJL M3($(AB.>6*- 2O(6GYF*^1UGIWL*9SJNIOOXHFB$=9=_<_7#P[O5FW=7=]^O
M7NWVI^=V&C88@>)Z%B<8;JQ=J8R"T@]&4%S/X@3#&=V4TU#Z68-9 M>_GI^/%CGD*[3CZP_4+YC6:M 0IG&JVL@3*7S;_3&1-#10G&,ZHJ$R-JEG2+DO:#*]87,_B
M!,,9;94)4OD1AS/NLOY"W._D^+2M1L5 +%]2Q.,)P12ODH-165J*>B$FU,O'._8'[# M6A8G M&,[HIAR(^B)1B?J J(2_LGQE6%>!PAEEE*M0+R J44^\/[.+R0TJ?ZGY4K$F M
84S4BF3H%Y24J)FDQ(HKF=Q@N&,MLH[J"^2E*BGDA)35WNL1X#B!,.-U6F4 M1] L("G1I$F)HEV'],M+_F*SQ4)Q@N&,6,H8:%Z:E&@FDA+KN$Z_\NA7R.\P M:PM0.--
A90LT8%*B29,2H6Q#VG-VPD=Q@N%,S]6$WR!)"6TNSV0D_(+9'_H MKF=Q@N&,?LHP:):4D6C8C 2*ZUF<8#BCK7(EFJ5D)&86XF4D_$/S-60="@IG M-%0.18-
D).S^ZJ0C_(+YYR#K8Z XP7!&/^5C-$M*1S1L.@+%]2Q.,)S15AD? MS5+2$3,+<=,1_K'Y(K(.!X4S(BJ'HT'2$56U_O2TXFE]V&@$BNM9G&"XL62M MLCW:)Z%B<8SNBF')#VR&A$>T
TPJ^1WV/6 Z%PIL?* VE/%HUH MV6@$BNM9G& X(Y0R3EHJ&M&FT8@J,5_]:OG=9FT."F>ZK6R.%LU%M!.YB*(*
MZ:U!OVQ^VUD'@L*9MBL'HCU7+J)EZEH8ANZK&2,83D$MROD-]AUA"@<*;#RA#HP%!$EX8B8E&6 MR9.A_9KY/6=G>PIG>JYF^PX)17SVE&<2$7ZU[(]V%-
>S.,%P1CQE%71+2D1T M;"("Q?4L3C";QWOL?[C93FO$1B)0 M7,_B!,.-9&O6>]/C\>>S1"*&0I!N+*YG<8+AC&Z%TNVX2,1PO!>)F*F1WV/4 M <%PIL=!]?
A4D8B!C)T,J&W"X@3#&:&B$@J*1 R@D3D8UZ6]0S53,+_AJ-6! MX4S#2]5P,A4QT,:6;-N4Z8:$NA L3C"<:7NEVGZF5,10"-N?4.>!Q0F&,[K5
M2K=+I"*&JEXJ8F9E^/F#DV7T36XZ!P1D3E<13'YR.J[C%[MAN1[_ZV^MUF.A\Q4R?_ MW&/-#Q0G&&XL6U#F1SA7/B*P^0@4U[,XP7!&-^6#A"/S$>& ?(1?([_'K!-"
MX4R/E1,23I:/"&P^ L7U+$XPG!%*V2>!RD>$-!_1KM/[]'Z]_'ZS;@>%,_U6 M;D= XQ$AC4?455ZKGR(<*YT1$2BN9W&"X8QNRGL(M%TE'A /2$?[*\I5A304*9Y11ID)80#HB3+Q+
(X0VU8HU"5"<8#BCE3()PI+R M$8'-1Z"XGL4)AC/:*N\@7"0?$=)\Q.3%'NL0H#C!<&-QHG((X@+B$3&-1S1M MT267B/Y:L[5"<8+AC%;*%8@O34?$-!W1UB%Y=-%,@?P&LY8
A3,-5I9 !,,1 M,0U'%+&.]AV",S7S>\Y.]Q3.]%Q-]_'X<(1UEF?"$7[%[(]W%->S.,%P1D!E M%\0EA2,B&XY <3V+$PQGM%6F1%Q*.&)F(5XXPC\T7T/6H*!P1D-E4,3CPQ%3 M&ZP3CO
KYI^$K(^!X@3#&0&5CQ&7%(Z(;#@"Q?4L3C"2C3J@N)[%"88SNBDGH;Q(U*%,HPZU?1_US-+RI6$] @IGI%$> M0;F K$.99AW2K8^=]U&
<8#BCDYKWRR7E'$HVYX#B>A8G&,YHJVR \B(YAW+B M.1!5V80Z.?58>P#%"88;RU,I>Z!:0-*A2I,.R1;IKS-;)Q0G&,[HI.R ZJ4I MAVKB&1"39X)?(;_#K!E
X4R'E1E0@3&')Y;_&\W.]"A.,)SIMYKIJYF9_IO? M]ZO_6GWS\?[AZN;ICEM_^WYS=;-ZM=N [H[[=6=C#"BN9W&"X8Q(R@:H_!@# MYQY7;$0!Q?4L3C"F:P\SR*$PQG&J[F^^_?
PS^L=U^QM?Q37 MLSC!<$9;91'4+[CM#^R.:49@\BK/7UV^.JPW0.&,.LH;J ^+")QVASP@6."O M,U\GU@N@<$8GY074OA?PO'5IW"FWVJ>KV?
F^>>=X]>W5[LQ)TYWGLWPH[B>Q0F&,R(I#Z#V[^ES MSG'-WJ]'<3V+$PQG=%-.0NW?KY]UCNOTSGNZ@;%3/XH3##?N<:.F_L;/Y!_A M'#=L"!_%]2Q.,)P12ID C6\"'.X<-Q-
WX8MUT=HSPR^8WW!VFJ=PIN%JFF_\ MF_"9SG%SP&UXOV)^Q]D9F*9CJL9NXEGP//.<3,1OY\\$5@C ,4)AALWN%5&0.O? M_L]RCML#;NK[];+[C>($PYE^JWF^G9GGGYSCA^O-
SS.,%P M1C=E)[3^+?M9^[A-;[ZGNQ@[^J,XP7"FQVKT;\M3V<O?B<^TC]L#[L7[%?,[MS@[:%,YT7 W:K?\8/LX^;MG;\RBN9W&"X8QN:@1O9QZQ=QJ#I#U@Z/97EJ\,
M.W13.*.,&KI;?^@^BSG2'G 3WU]GOD[L[$[AQCIU:G;O_)OXY[6/._:^/XKK M69Q@.*.M\@FZ%]SW/WYW[-*0P.15GK^Z?'58;X#"&764-] =%A(XZ0[9'1 M M\->9KQ/K!5 XHY/R
CK?"WC>/NXF$OB3)P)K!* XP7"FPN$=Q/8L3#&=T4WY"Y]^XG_6/NP,>M^?7R.\Q._M3.--C-?MW M?C3_"/^X8[/X**YG<8+AC%#*"NA>\.R\:5W2>3X4U3IYU9E?,+_A[$Q/X48- M;]?
[F?[Q9\X_'FC>7C13,;?C+$XPG.EXH3I>G,<_'@I!6Q.+ZUF<8#BC6U"Z M^3/X:1R2H:I_1J%3-XL3#&>4B4H9?^H^ASLRK,'7"1W>69Q@.*-3J73R[^*? MU3\>%H/MCJA1P.
($PQEM*Z7M"V[\ [OCU/?UTZN\F=7EJX-Z QC.J%,K=0Y+ M"9QVAYS/%LRL,U\GU O <$:G1NGD>P'/^L?#@?,G FH$L#C!<*;!K6JP'P+(
M\8\'EO\+C<[S+$XPG.EWI_H]_TJ\U7^MWFS>?]A\N?K-[W8_O[J]^W![[]^A2 M/C[T^+F]!'TF'XOK69Q@N+%*A3(!BC.],6\H1.F&XGH6)QC.Z*:LA.*X-^8- MQ[L[F%\CO\?
LV$_A3(_5V%^@@-Z8-X#T65$5 MK?TFUTR]_'ZSTSR%,_U6TWSAWXK/=(Z+^9OQ,Q7S.\[.V!3.=%S-V,69WI0+C\Z_*&-;@;I+_.;)U0G& XHY/R L(+7Y'[9>K MW[_:_?
F[VX\/[U:RVXN^>W#ZCSZ8C\7U+$XPG)%*.0'!OZ_/V<>!O6>/XGH6 M)QC.Z*;\A'#<*_.&X_UMC)W]49Q@.--C-?N'4[TR;R!C)P-K!* XP7!&*&4$ M!.B5>0-
H="N^+6*9G!GL1(_B!,.9AJN)/I"OS!MH_E[$SMDH3C"(\+>F7>L!AJ=T1Q/8L3#&>T549!O,0K\X:JLU=Y_NKR MU6&] 0IGU%'>0#PL)7#:'?* ;(&_SGR=6"^ PAF=E!<07_C*O.'
^1.!-0)0 MG& XTV!E!$3NE7D#R_^%9N=Y%"<8SO1;S?/QH%?F6?\XKN-N@]F^O[UYF.X\ M^DP^%M>S.,%P1B3E <0SO3)O*(3IQCH)*$XPG-%-.0GQN%?
F#2)G.VVF>R%]:OC3LP$WAC#1JX"XO_\Z\80W^UL?.[2A.,)S1 M2F368\ Q0F&,]HJCZ"\Q#OSAJKCR[RV2APS?W7YZK#F (4S MZBASH+S\._.&-?@[)&L&H#C!
<$8G90:4+WQGWG#@_(G .@$H3C#9Q4_FWW1]^M_UQ_9OJS_= M/+J18?5WF_Q0F&,T(I,Z""7ILW M@$9WXT,3DDLJOV!^P]FIGL*9AJNIOB)?FS?0_+V(G;51G&
XTW$U:U=G>FW> M4 C;FM@I',4)AC.ZJ2F\NL1K\X:J_AG%SMTH3C"<44;-W=7E7YLWK,'7B1W? M49Q@N+%.M1K?ZP6]-F]8#+4[HKB>Q0F&,]HJJZ"^Q&OSAJJS5WG^ZO+58;T!
M"F?44=Y ??G7Y@UK<'=(?YWY.K%> (4S.BDOH'[A:_.& ^=/!-8(0'&"X4R# ME1%0^SF + ?YB56YO]#L/(_B!,-]ZO=7]^^VVX=^\[#Y^I,N_\,.O_[[9M>INZL?
WWW^P\/MAU]]L=O[_GS[\'#[_N&ULM9I=;]LV%(;_"N$5 M0PLTM4A].G,,)%:'Y:)#T;3K-2/1-E%)=$4J28O]^)&2(ED23<<;EXO$LL]Y MQ??HD'PB:_G(RF]\1X@
3WE6*O93HC]Y7S.DQW),7_']J20GVQ8F6,A#\OM MG.]+@M,Z*<_FR'&">8YI,5LMZ_<^EJLEJT1&"_*Q!+S*[R:P=GS M&Y_H=B?4&_/56?![(F6::4Y#B^MZ*S[IPJ\?#UL_KO
MM7EIYAYSLF;95YJ*W=4LFH&4;'"5B4_L\0_2&O*57L(R7O\&CVVL,P-)Q07+ MVV0Y@IP6S5_\U!;B($&1Q)0FX#&"=Z1!+=-<%^:X+4)7EV9QDI=AQ@+O%J6
M[!&4*EJJJ1=U,>ML:9\6ZKK?B5)^2F6>6-W)1DJKC(#;VUMP 3X1G('W7&!! M "Y2<)TD55YE\C %,9&=E5!<7Z\+\"<3A /!P$#B=4P$IAE_(R.^W,7@]:LW MX!6@!?
B\8Q67DGPY%W+3DI'\AL]>LO,'!^TQ7&IEAL26Q0-*\KFF=27]W@#!>) M['(![LF6%@4MMH!MP)Z4E*6Z.C9Z?JVGEM.'5>0N$(1P.7\X+)$FSHG"R N& M4-
X745:W)#@XO4X$S^E.NY GC0NLJG S&]?PP]$>N-&&^$_C>R-HT MS',#Y$"]OZCS%QG]?6;2!NBZ7&=C89RG ML=PTDW,FZL+F1+4I%EL2&Y01.CW!.,:&6,MN5BMWJ;9!TK
+9YEV#6^E#!-R MK0FY<$-G/&^-2D,G!RP&S8M.SDI!?S:$I1PI:+U@FXN*$[M625G'@F@Q-J>)"U#HAD<<]B@&C=#2KD[]W-::<36#C.#4C"XN M<*=F-'$F,STBP1D.)
M1#KR7XW6EU4^LJH6VU(;EK%')&AFI/,1&DYI![IHX3GCG5D7Z(2+($#C)M&! MF+>(HB,]TE,4#*UB-#12V=E]8E,MMJ4V+&4/;-!,;(,;!^1I3PJN_4<5:GA, MXJ<;C9MC&H<6R'/=
<6]HXH+0@T? #?;D!HU$\Q($;15.>YG&Z;UHX@Q>4$]/ MR+&+HG@2V=&%ZO_C;58EMJPY+VQ(C,Q'C^ M3FH5&:VJQ;;4AK7LD1&9D?$+)W+G
1G=:$GQ1+;K@!\$E[J%;FU./;M,EM2& M9>I!%)E!U#R+\=/166SU7J)5M=B6VO"KM)Z'7' P :1D M T !X;"]S='EL97,N>&ULW5EM;]HP$/XK4;I.K3210-I 5D#:D"I-VJ9*
M[8=]JPQQP)+C9([I8+]^/CN$E_H8[8<5!BJQ[_(\]_A\=F*U7ZDEI_9-B+M3 ;W<:FV+]S_GA;IYY]GKV8>S ML_#Q\F;7?F$/$W0.F^"],XP.+CJ0_&_\>T)<
M80D(P^T,X!37&,4V@8$']6(<]K-"K-=DY%N#YB)6=\S-QOC,Y=7MAV6I%4XE6;8[U_X:8"XZR+B0*97KOY%MC%S M9NF(IJD%U4U+8SO O\EFN3=IDU?
Q>B5[*M3GN1Z.,'TH67HG:<86IK_(&@$8 M>QMG)V7)EY\XFXJGN';_(*#E^C?6+^9&+[+[9SOX2D>U3$-DY!9'1*8@\@2=W M?30[.I%!?
838.*=LG5(:JP>GP8'_'4Z7?!W4&\|95TS4O1E+4RJ>'58TO2)C M3K?Y]?TISZZ@T34=ZW;7V%X[;@YBNI83*1T0=-1 MW973L6EZNJ&CUA\ ['INS:+(/
=WGD?!ZCD5K/^Y,OP#4$L#!!0 (,:"1EJ7BKL

-8?20$3;8T.P6BP^0"X99K>]9!:GFN;Q_>EIG3^(#:__J!Y%J?>L*[7AC7ZH[D_K M1R7XJGX0HMD4I[9E.:<;+LO!QP\OQUJJ4_B@:D3>R*K4&]L-MU)\K7_M;Q^R
M)UG+.UG(YOELT/U?B ';R%)NY'>Q.AM8 U8_5%^O*B6_5V7#BS1755&<#8:[M';="-3)_M3EM(3-^5W=;&GZ7< UR-G L?<"U5'73/:,[/M>,3T(_>?=HVU07 MLFB$FO-
&7*IJ^RC+^_8P^E.<@H_1Q>'E[RZ([]7_"6.U7LML))OQ-E@5CT)U7X>_0;A:O?9&@T%(J7>2[U#A:L.CP[%WZYD MP\)R]V*]%V#9")9-BS73CZM"KO2[K]@Y+WB9"]:=V1H CA# T=$
V;LE!Y!C M!')\0,BTA6A?4+-JS>)'XPJ<()"3HT'.JLTC@'002.=HD,&_6PD@7032/2+D M9QM >@BD=[S3S>L' #E%(*>TD/,@G27A,@OCB,47[/PF#:,@39D?S=FYG*A
MV\+&;HL6,PTOH_ BG/E1QOS9++Z)LC"Z9,MX$<["P,!$%4/LF"3P%RQ(,S\+ M(!*FER&Q7RX3':PY6P1^:L8)4\J0V"EA=*NC=!U$66-(+(YYD(2W M?
A;>!NPBC/QH%NJO1QBE67+37HL0$S/'D%@=N_/Y\S(S1A<;DX5-+(M9?'T= M_AA=VF^"_MJVM@BB/578F"IL8E6D63S[ZRI>Z).=_L:"OV_"[!-D0U,28FI>WLYPS&6=
M%U6]50)"8L88$1LC+&NY$HIEBJ]D><]\I7AYOTLJ(2-FCA&Q.?89ESH!SJ6H MN[.]A/,P(W1*BWI.Z_E.J%KD6R6;9Y;(^@N[YB7?!9/!.:T1)I,1L4S0K-<8 M?T:85$;$4H'IV[N,ZS>O?
X=LF%Q&Q'(QTM]>.DPP(V+!H'FP>8(QP8R(!8/F MP28F)IL1L6S0/-C '&.R&1/+!N;!?5?D&)/,F%@R1D+<2X?I94RL%S0S-L\P MH9<:]@4272ZC-TI-
]]D)B7AF3>^55&MK+B/EE3.R7M_+1'Z 0$Q/- MF%PTO_*^WAAB>AD3Z^5U MB+B*EE3*P6/!,F+CX)@. MQ,2D,R&6#LP33EBZW6RXDM]UEAVOF9__"S$QZ4R(I6-
B1EPIWI8IL7=ST7!9 M0$Q,/Q-B_9@IXBM0B(DI:$*LH'W,BVVS58)=MX5FVPV<2G,P!3G$"L)36CAN M.IB%'.K)-!03CIL.9B&'>CX-S;R-:&(6<@ZVGM^':403LY!SS/5\PT(.9B&'
M?)$&PX06:>WT-,3#X>L7SV,>/F M02@V%W>[9AZ(BV6HFV6PFEWV M#F)B!O*HZ]GZUDU_31D"S"EFH"EUNTP_YES6C9)W6XB)&6AZA!KH5NO\6\<$ M,3$#30]?#@VGB2$F9J
IL8'Z,7]68$),S$#30Y0>]*V8:]:FRB$F9J I]5+0 MVYCMF8>8F(&FQZH_.-EOUYQB!IH2&PC%-!9]IYB%IL06PC'A;<<4[=D\A(7Z
M,1>2WP',H85W;1["0V_$<_-8&*!HWZ9%WKC9V[;1LU0YM-!N3HM*@X4\IQT M;<7;IE+/[$*LA.(&*-KA:9%/QAF@K=.#]5KD33O[D4H#%.WQM(A]U%-]=-)[M?SRTT"9/B_K7]
2I+$!BK9Y6N35":^+D-K9A?NNN#XQ0-'>3XN\/J$/-!%Y M5;;S7@8HV@]J46L)ZZ(Q[#FTT(Y0ZYCM/H8_A_C/">Q^3^"T>WK]\<-*K&4I M5I%^DUIOSWF1+Q5K_W3'LL>3MA-
VO2V*F=X6EXN*KUY^[^;EMWH^_@=02P,$ M% @ QH)&6CJ;0#48 P F4 !H !X;"]?!W:<% SBE M##)!_D=6V?+U&7VR[#I7O\;M>GX^[*>GY^-T\;K;[J?KU=,\'W\,P[1Y&G?K
MZ?)P'/?G*P^'TVX]GY>GQ^&XWKRL'\?!.Y>'T]<9JYNKKS,O[MZ.X_],/#P\ M/&_&GX?--[]VXG_\Q>/AS.+U,3^,XKR[NUJ?'<;Y>#:_;S]/3\'ZPR_/DU<7M M_?
7J='MOJV'I0%X"^>4#!0D4E@\4)5!4#%0E4E@]4)5!= M/E"30&WY0.941@>(U&$-T-J4:P-X;0JV <0V)=L 9INB;0"U3=DV@-NF]/4!OW[UL_3VJK<'Z.U5;P_0VZO>'J"W5[T]
M0&^O>GN WE[U]@"]O>KM 7H'U3L] ZJ=P#H'53O - [=!]+ 'H'U3L] ZJ M=P#H'53O - [J-X!H'=0O0- [Z!Z!X#>4?6. +VCZAT!>D?5.P+TCJIW!.@= MNX_= +VCZAT!>D?
5.P+TCJIW!.@=5>\(T#NJWA&@=U*]$T#OI'HG@-Y)]4X MO9/JG0!Z)]4[?1.W<]*@-Y)]4X O9/JG0!Z)]4[?1.JG<"Z)U5[PS0.ZO> M&:!W5KTS0.^L>F> WEGUS@"]L^J=
7KG;K,)0.^L>F> WEGUS@"]L^J= 7H7 MU;L]"ZJ=P'H753O M"[J-X%H'=1O0M [Z)Z%X#>1?4N +U+MUD0H'=1O0M M[Z)Z%X#>5?6N +VKZET!>E?
5NP+TKJIW!>A=5>*T+NJWA6@=U6]*T#OJGI7 M@-ZUV^P-T+NJWA6@=U.]&T#OIGHW@-Y-]6X O9OJW0!Z-]6[?1NJG<#Z-U4 M[P;0NZG>#:!W4[T;0._6E74 >IOKZSH
O\UUA1T'$-Q<5]EQ ,/-=:4=!U#< M7%?;<0#'S77%'0>0W%Q7W7$ R\UUY1T'T-Q<5]]Q ,_-=04>1Q"]+V!^:P-S MFM^VX_29Z&/=!?A.O>?SO>/G\]^7'R?[TN<[U\/7&-/-7U!+ P04 "
#& M@D9:QX65K'H" G/@ $P %M#;VYT96YT7U1Y<&5S72YX;6S-VT]OFS 8 MQ_&W$G&M K8!&Z:FEW;7K8>] 09.@\(_8;=+W_TF?[RL7C9(5P\V
M44+HI!X';P>]L<:T4RQ^W:R5V%"5'R;L)QY,\!+^^N^^/MEY;AN[NJ]F_Z7J MPZSDEJ7"-7"/W?6Q>=+O-/CN-VVVM6W&^K$$/2V(WS;9JW,Y:WW?QJ>C5^60?=MB> MKO+B_B_*7,N<
P\WX>)Q=.;+8?CWL]DN/J]10*V=FWYS_Q+3&4OOC[[/&T&\O\ M97;8WA_CO%_.PR7+$+[?(]_O6,W^^L@A?6A?8('P;21P'IHX3T

M(06E$8JHDD*JI)@J*:A*BJJ2PJJDN"HIL$J*K(HBJZ+(JBBR*HJLBB*KHLBJ M*+(BJR*(JNBR)I29$TILJ8465.*K"E%U!0B:TJ1-:7(FE)D32FR9A19,XJL M&476C")K11$UH\B:463-*+)F%%DSBJPY1=:<(FM.D36GR)I39,TILN8467.* MK#E%UIPBJZ;(JBFR:HJLFB*KILBJ*;)JBJR:(JNFR*HILAJ*K(8BJZ'(:BBR M&HJLAB*KH,U/EO_#;WX"4$L! M A0#% @ QH)&6@=!36*! L0 ! (! &1O M8U!R;W!S+V%P<"YX;6Q02P$'"% ,4 " #&@D9:)\P &,\ K @ $0 M @ &O 9&]C4')O<',O8V]R92YX;6Q02P$'"% ,4 " #& M@D9:F5R<(Q & "<)P $P @ '- 0 >&PO=&AE;64O=&AE M;64Q+GAM;%!+ 0(4 Q0 (,;"1EKW_P&NU < '"&PO=V]R:W-H965T M&UL4$L! A0#% @ QH)&6J<#<23$!@ =1H !@ M ("!B!('AL+W=O&PO=V]R:W-H965T&UL4$L! M A0#% @ QH)&6FIB,TE7 P 00L !@ ("!M2, 'AL M+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6B69 M]HKC"0 ARX !@ ("!N#, 'AL+W=O&UL4$L! A0#% @ MQH)&6B0065,K'P YV4 !D ("!!D0 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6G=$:,X,! W0@ !D M ("!NX< 'AL+W=O&PO=V]R:W-H M965T !X;"]W;W)K&UL4$L! M A0#% @ QH)&6K0_&3&R @ W@4 !D ("!*@ 'AL M+W=O&PO=V]R:W-H965TX@ H *,, 9 " M@5&P !X;"]W;W)K&UL4$L! A0#% @ QH)& M6CZD>5(7" &!, !D ("!"+L 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6@L84;5Q!0 20T M !D ("!VM4 'AL+W=O&PO=V]R:W-H965T3? !X;"]W;W)K&UL4$L! A0#% @ QH)&6G9[G9OR" 7!4 !D M ("!!N0 'AL+W=O&PO=V]R:W-H965T M&UL4$L! A0# M% @ QH)&6BQU:+Y# @ B@8 !D ("!$OX 'AL+W=O M&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6OY. MY.^[*P HVL !D ("!G X! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6M8O_?+7 P ! @ !D M ("!0C8! 'AL+W=O&PO M=V]R:W-H965T&UL4$L! A0#% @ QH)&6A'W6%Y4 P @0@< !D ("! M!D8! 'AL+W=O&PO=V]R:W-H965TM/ 0!X;"]W;W)K&UL4$L! A0#% M @ QH)&6JE1X)C @ X04 !D ("!F5,! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6M+0,FW# M!0 P T !D ("!M%X! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6O:$#'K[P '@@ !D M ("!!&X! 'AL+W=O&PO=V]R M:W-H965T-Y 0!X;"]W;W)K&UL M4$L! A0#% @ QH)&6H[LR&PO=V]R:W-H965T&UL4$L! A0#% @ MQH)&6B;U#[.(P /@\ !D ("!P84! 'AL+W=O&UL4$L! A0#% @ QH)&6F/OR&ZS!0 M1R, !D ("!C90! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6H']JJ6E!0 EBP !D M ("!@Z,! 'AL+W=O&PO=V]R:W-H M965T&UL4$L! M A0#% @ QH)&6F,976,Z! !0 !D ("!$;@! 'AL M+W=O2P &0 @(&"O $ >&PO=V]R:W-H965T&UL4$L! A0#% @ QH)& M6L_;I3 P I1 !D ("!AL@! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6FZ-WYZU @ W 8 M !D ("!<=0! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6D'6$!>6 P /\ !D M ("!!MX! 'AL+W=O!@ &0 @('3X0$ >&PO=V]R:W-H965T M&UL4$L! A0# M% @ QH)&6OW-J!_? P)PP !D ("!,>L! 'AL+W=O M&PO=V]R:W-H965T- P8 +$O 9 " @=WZ M 0!X;"]W;W)K&UL4$L! A0#% @ QH)&6MK[M\5,1$ N2(! !D ("!%P$" 'AL+W=O&_D) !_;0 &0 M @(&?$@(>&PO=V]R:W-H965T@8 ,;\ 9 " @4\< @!X;"]W;W)K&UL4$L! A0#% @ QH)&6KBM!%@X @ $@4 !D M ("! "," 'AL+W=O&PO M=V]R:W-H965T&UL4$L! A0#% @ QH)&6@8X/SYI!P P50 !D ("! M?2L" 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% M @ QH)&6@ #4')8 @ Y 0 !D ("!U3D" 'AL+W=O&UL4$L! A0#% @ QH)&6D/V !OM M P &PO=V]R:W-H965T&UL4$L! A0#% @ QH)&6MJ >";,!0 <"< !D M ("!TU8" 'AL+W=O&PO=V]R M:W-H965T&UL M4$L! A0#% @ QH)&6C:HB@&M! 6A@ !D ("!;F8" M 'AL+W=O&PO=V]R:W-H965TSP0),: : " @8IR @!X;"]W;W)K@("<^ 3 M " .X' P!,0V]N=&5N=%]4>7!E&UL4$L%!@ !V '8 *?" %D* P $! end XML 128 Show.js IDEA: XBRL DOCUMENT // Edgar(tm) Renderer was created by staff of the U.S. Securities and Exchange Commission. Data and content created by government employees within the scope of their employment are not subject to domestic copyright protection. 17 U.S.C. 105. var Show={};Show.LastAR=null,Show.showAR=function(a,r,w){if(Show.LastAR)Show.hideAR();var e=a;while(e&&e.nodeName!='TABLE')e=e.nextSibling;if(!e||e.nodeName!='TABLE'){var ref=((window)?w.document:document).getElementById(r);if(ref){e=ref.cloneNode(!0);e.removeAttribute('id');a.parentNode.appendChild(e)}} if(e)e.style.display='block';Show.LastAR=e};Show.hideAR=function(){Show.LastAR.style.display='none'};Show.toggleNext=function(a){var e=a;while(e.nodeName!='DIV')e=e.nextSibling;if(!e.style){}else if(!e.style.display){}else{var d,p;if(e.style.display=='none'){d='block';p='-'}else{d='none';p='+'} e.style.display=d;if(a.textContent) {a.textContent=p+a.textContent.substring(1)}else{a.innerText=p+a.innerText.substring(1)}}} XML 129 report.css IDEA: XBRL DOCUMENT /* Updated 2009-11-04 */ /* v2.2.0.24 */ /* DefRef Styles */ .report table.authRefData{ background-color: #def; border: 2px solid #2F4497; font-size: 1em; position: absolute; } .report table.authRefData a { display: block; font-weight: bold; } .report table.authRefData p { margin-top: 0px; } .report table.authRefData .hide { background-color: #2F4497; padding: 1px 3px 0px 0px; text-align: right; } .report table.authRefData .hide a:hover { background-color: #2F4497; } .report table.authRefData .body { height: 150px; overflow: auto; width: 400px; } .report table.authRefData table{ font-size: 1em; } /* Report Styles */ .pl a, .pl a:visited { color: black; text-decoration: none; } /* table */ .report { background-color: white; border: 2px solid #acf; clear: both; color: black; font: normal 8pt Helvetica, Arial, san-serif; margin-bottom: 2em; } .report hr { border: 1px solid #acf; } /* Top labels */ .report th { background-color: #acf; color: black; font-weight: bold; text-align: center; } .report th.void { background-color: transparent; color: #000000; font: bold 10pt Helvetica, Arial, san-serif; text-align: left; } .report .pl { text-align: left; vertical-align: top; white-space: normal; width: 200px; white-space: normal; /* word-wrap: break-word; */ } .report td.pl a.a { cursor: pointer; display: block; width: 200px; overflow: hidden; } .report td.pl div.a { width: 200px; } .report td.pl a:hover { background-color: #ffc; } /* Header rows... */ .report tr.rh { background-color: #acf; color: black; font-weight: bold; } /* Calendars... */ .report .rc { background-color: #f0f0f0; } /* Even rows... */ .report .re, .report .reu { background-color: #def; } .report .reu td { border-bottom: 1px solid black; } /* Odd rows... */ .report .ro, .report .rou { background-color: white; } .report .rou td { border-bottom: 1px solid black; } .report .rou table td, .report .reu table td { border-bottom: 0px solid black; } /* styles for footnote marker */ .report .fn { white-space: nowrap; } /* styles for numeric types */ .report .num, .report .nump { text-align: right; white-space: nowrap; } .report .nump { padding-left: 2em; } .report .nump { padding: 0px 0.4em 0px 2em; } /* styles for text types */ .report .text { text-align: left; white-space: normal; } .report .text .big { margin-bottom: 1em; width: 17em; } .report .text .more { display: none; } .report .text .note { font-style: italic; font-weight: bold; } .report .text .small { width: 10em; } .report sup { font-style: italic; } .report .outerFootnotes { font-size: 1em; } XML 131 FilingSummary.xml IDEA: XBRL DOCUMENT 3.25.0.1 html 616 503 1 false 199 0 false 15 false false R1.htm 0000001 - Document - Cover Sheet http://www.cousinsproperties.com/role/Cover Cover Cover 1 false false R2.htm 0000002 - Document - Audit Information Sheet http://www.cousinsproperties.com/role/AuditInformation Audit Information Cover 2 false false R3.htm 9952151 - Statement - Consolidated Balance Sheets Sheet http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets Consolidated Balance Sheets Statements 3 false false R4.htm 9952152 - Statement - Consolidated Balance Sheets (Parenthetical) Sheet http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical Consolidated Balance Sheets (Parenthetical) Statements 4 false false R5.htm 9952153 - Statement - Consolidated Statements of Operations Sheet http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations Consolidated Statements of Operations Statements 5 false false R6.htm 9952154 - Statement - Consolidated Statements of Comprehensive Income Sheet http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome Consolidated Statements of Comprehensive Income Statements 6 false false R7.htm 9952155 - Statement - Consolidated Statements of Equity Sheet http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity Consolidated Statements of Equity Statements 7 false false R8.htm 9952156 - Statement - Consolidated Statements of Equity (Parenthetical) Sheet http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquityParenthetical Consolidated Statements of Equity (Parenthetical) Statements 8 false false R9.htm 9952157 - Statement - Consolidated Statements of Cash Flows Sheet http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows Consolidated Statements of Cash Flows Statements 9 false false R10.htm 9952158 - Disclosure - DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION Sheet http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATION DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION Notes 10 false false R11.htm 9952159 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES Sheet http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIES SIGNIFICANT ACCOUNTING POLICIES Notes 11 false false R12.htm 9952160 - Disclosure - REAL ESTATE Sheet http://www.cousinsproperties.com/role/REALESTATE REAL ESTATE Notes 12 false false R13.htm 9952161 - Disclosure - GROUND LEASES Sheet http://www.cousinsproperties.com/role/GROUNDLEASES GROUND LEASES Notes 13 false false R14.htm 9952162 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT Sheet http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBT INVESTMENTS IN REAL ESTATE DEBT Notes 14 false false R15.htm 9952163 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES INVESTMENT IN UNCONSOLIDATED JOINT VENTURES Notes 15 false false R16.htm 9952164 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES Sheet http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIES INTANGIBLE ASSETS AND LIABILITIES Notes 16 false false R17.htm 9952165 - Disclosure - OTHER ASSETS Sheet http://www.cousinsproperties.com/role/OTHERASSETS OTHER ASSETS Notes 17 false false R18.htm 9952166 - Disclosure - NOTES PAYABLE Notes http://www.cousinsproperties.com/role/NOTESPAYABLE NOTES PAYABLE Notes 18 false false R19.htm 9952167 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS Sheet http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTS DERIVATIVE FINANCIAL INSTRUMENTS Notes 19 false false R20.htm 9952168 - Disclosure - OTHER LIABILITIES Sheet http://www.cousinsproperties.com/role/OTHERLIABILITIES OTHER LIABILITIES Notes 20 false false R21.htm 9952169 - Disclosure - COMMITMENTS AND CONTINGENCIES Sheet http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIES COMMITMENTS AND CONTINGENCIES Notes 21 false false R22.htm 9952170 - Disclosure - STOCKHOLDERS' EQUITY Sheet http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITY STOCKHOLDERS' EQUITY Notes 22 false false R23.htm 9952171 - Disclosure - REVENUE RECOGNITION Sheet http://www.cousinsproperties.com/role/REVENUERECOGNITION REVENUE RECOGNITION Notes 23 false false R24.htm 9952172 - Disclosure - STOCK-BASED COMPENSATION Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATION STOCK-BASED COMPENSATION Notes 24 false false R25.htm 9952173 - Disclosure - RETIREMENT SAVINGS PLAN Sheet http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLAN RETIREMENT SAVINGS PLAN Notes 25 false false R26.htm 9952174 - Disclosure - INCOME TAXES Sheet http://www.cousinsproperties.com/role/INCOMETAXES INCOME TAXES Notes 26 false false R27.htm 9952175 - Disclosure - EARNINGS PER SHARE Sheet http://www.cousinsproperties.com/role/EARNINGSPERSHARE EARNINGS PER SHARE Notes 27 false false R28.htm 9952176 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION Sheet http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATION CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION Notes 28 false false R29.htm 9952177 - Disclosure - REPORTABLE SEGMENTS Sheet http://www.cousinsproperties.com/role/REPORTABLESEGMENTS REPORTABLE SEGMENTS Notes 29 false false R30.htm 9952178 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation Sheet http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciation Schedule III - Real Estate and Accumulated Depreciation Notes 30 false false R31.htm 995410 - Disclosure - Pay vs Performance Disclosure Sheet http://xbrl.sec.gov/ecd/role/PvpDisclosure Pay vs Performance Disclosure Notes 31 false false R32.htm 995445 - Disclosure - Insider Trading Arrangements Sheet http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements Insider Trading Arrangements Notes 32 false false R33.htm 995447 - Disclosure - Insider Trading Policies and Procedures Sheet http://xbrl.sec.gov/ecd/role/InsiderTradingPoliciesProc Insider Trading Policies and Procedures Notes 33 false false R34.htm 995550 - Disclosure - Cybersecurity Risk Management and Strategy Disclosure Sheet http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure Cybersecurity Risk Management and Strategy Disclosure Notes 34 false false R35.htm 9955511 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES (Policies) Sheet http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies SIGNIFICANT ACCOUNTING POLICIES (Policies) Policies 35 false false R36.htm 9955512 - Disclosure - REAL ESTATE (Tables) Sheet http://www.cousinsproperties.com/role/REALESTATETables REAL ESTATE (Tables) Tables http://www.cousinsproperties.com/role/REALESTATE 36 false false R37.htm 9955513 - Disclosure - GROUND LEASES (Tables) Sheet http://www.cousinsproperties.com/role/GROUNDLEASESTables GROUND LEASES (Tables) Tables http://www.cousinsproperties.com/role/GROUNDLEASES 37 false false R38.htm 9955514 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT (Tables) Sheet http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTTables INVESTMENTS IN REAL ESTATE DEBT (Tables) Tables http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBT 38 false false R39.htm 9955515 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES (Tables) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTables INVESTMENT IN UNCONSOLIDATED JOINT VENTURES (Tables) Tables http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES 39 false false R40.htm 9955516 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES (Tables) Sheet http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESTables INTANGIBLE ASSETS AND LIABILITIES (Tables) Tables http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIES 40 false false R41.htm 9955517 - Disclosure - OTHER ASSETS (Tables) Sheet http://www.cousinsproperties.com/role/OTHERASSETSTables OTHER ASSETS (Tables) Tables http://www.cousinsproperties.com/role/OTHERASSETS 41 false false R42.htm 9955518 - Disclosure - NOTES PAYABLE (Tables) Notes http://www.cousinsproperties.com/role/NOTESPAYABLETables NOTES PAYABLE (Tables) Tables http://www.cousinsproperties.com/role/NOTESPAYABLE 42 false false R43.htm 9955519 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS (Tables) Sheet http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSTables DERIVATIVE FINANCIAL INSTRUMENTS (Tables) Tables http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTS 43 false false R44.htm 9955520 - Disclosure - OTHER LIABILITIES (Tables) Sheet http://www.cousinsproperties.com/role/OTHERLIABILITIESTables OTHER LIABILITIES (Tables) Tables http://www.cousinsproperties.com/role/OTHERLIABILITIES 44 false false R45.htm 9955521 - Disclosure - STOCKHOLDERS' EQUITY (Tables) Sheet http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTables STOCKHOLDERS' EQUITY (Tables) Tables http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITY 45 false false R46.htm 9955522 - Disclosure - REVENUE RECOGNITION (Tables) Sheet http://www.cousinsproperties.com/role/REVENUERECOGNITIONTables REVENUE RECOGNITION (Tables) Tables http://www.cousinsproperties.com/role/REVENUERECOGNITION 46 false false R47.htm 9955523 - Disclosure - STOCK-BASED COMPENSATION (Tables) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONTables STOCK-BASED COMPENSATION (Tables) Tables http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATION 47 false false R48.htm 9955524 - Disclosure - INCOME TAXES (Tables) Sheet http://www.cousinsproperties.com/role/INCOMETAXESTables INCOME TAXES (Tables) Tables http://www.cousinsproperties.com/role/INCOMETAXES 48 false false R49.htm 9955525 - Disclosure - EARNINGS PER SHARE (Tables) Sheet http://www.cousinsproperties.com/role/EARNINGSPERSHARETables EARNINGS PER SHARE (Tables) Tables http://www.cousinsproperties.com/role/EARNINGSPERSHARE 49 false false R50.htm 9955526 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION (Tables) Sheet http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONTables CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION (Tables) Tables http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATION 50 false false R51.htm 9955527 - Disclosure -

REPORTABLE SEGMENTS (Tables) Sheet http://www.cousinsproperties.com/role/REPORTABLESEGMENTSTables REPORTABLE SEGMENTS (Tables) Tables http://www.cousinsproperties.com/role/REPORTABLESEGMENTS 51 false false R52.htm 9955528 - Disclosure - DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION - Description of Business (Details) Sheet http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION - Description of Business (Details) Details 52 false false R53.htm 9955529 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Cost Capitalization (Details) Sheet http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESCostCapitalizationDetails SIGNIFICANT ACCOUNTING POLICIES - Cost Capitalization (Details) Details 53 false false R54.htm 9955530 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Depreciation and Amortization (Details) Sheet http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails SIGNIFICANT ACCOUNTING POLICIES - Depreciation and Amortization (Details) Details 54 false false R55.htm 9955531 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Noncontrolling Interest (Details) Sheet http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESNoncontrollingInterestDetails SIGNIFICANT ACCOUNTING POLICIES - Noncontrolling Interest (Details) Details 55 false false R56.htm 9955532 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Revenue Recognition (Details) Sheet http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails SIGNIFICANT ACCOUNTING POLICIES - Revenue Recognition (Details) Details 56 false false R57.htm 9955533 - Disclosure - REAL ESTATE - Summarizes Of Acquisition Transactions (Details) Sheet http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails REAL ESTATE - Summarizes Of Acquisition Transactions (Details) Details 57 false false R58.htm 9955534 - Disclosure - REAL ESTATE - Narrative (Details) Sheet http://www.cousinsproperties.com/role/REALESTATENarrativeDetails REAL ESTATE - Narrative (Details) Details 58 false false R59.htm 9955535 - Disclosure - GROUND LEASES - Narrative (Details) Sheet http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails GROUND LEASES - Narrative (Details) Details 59 false false R60.htm 9955536 - Disclosure - GROUND LEASES - Future Minimum Payments (Details) Sheet http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails GROUND LEASES - Future Minimum Payments (Details) Details 60 false false R61.htm 9955537 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails INVESTMENTS IN REAL ESTATE DEBT (Details) Details http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTTables 61 false false R62.htm 9955538 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT - Schedule of Investments In Real Estate Debt (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails INVESTMENTS IN REAL ESTATE DEBT - Schedule of Investments In Real Estate Debt (Details) Details 62 false false R63.htm 9955539 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures (Details) Details 63 false false R64.htm 9955540 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - AMCO 120 WT Holdings, LLC (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - AMCO 120 WT Holdings, LLC (Details) Details 64 false false R65.htm 9955541 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Crawford Long???CPI, LLC (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Crawford Long???CPI, LLC (Details) Details 65 false false R66.htm 9955542 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Neuhoff Holdings LLC (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Neuhoff Holdings LLC (Details) Details 66 false false R67.htm 9955543 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - TL CO Proscenium, LLC ("Proscenium") (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - TL CO Proscenium, LLC ("Proscenium") (Details) Details 67 false false R68.htm 9955544 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - 715 Ponce Holdings LLC (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - 715 Ponce Holdings LLC (Details) Details 68 false false R69.htm 9955545 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Carolina Square Holdings LP (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Carolina Square Holdings LP (Details) Details 69 false false R70.htm 9955546 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - HICO Victory Center LP (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - HICO Victory Center LP (Details) Details 70 false false R71.htm 9955547 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Narrative (Details) Sheet http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNarrativeDetails INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Narrative (Details) Details 71 false false R72.htm 9955548 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangible Assets (Details) Sheet http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails INTANGIBLE ASSETS AND LIABILITIES - Intangible Assets (Details) Details 72 false false R73.htm 9955549 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangible Liabilities (Details) Sheet http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails INTANGIBLE ASSETS AND LIABILITIES - Intangible Liabilities (Details) Details 73 false false R74.htm 9955550 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Aggregate Amortization of Intangible Assets and Liabilities (Details) Sheet http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails INTANGIBLE ASSETS AND LIABILITIES - Aggregate Amortization of Intangible Assets and Liabilities (Details) Details 74 false false R75.htm 9955551 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Narrative (Details) Sheet http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESNarrativeDetails INTANGIBLE ASSETS AND LIABILITIES - Narrative (Details) Details 75 false false R76.htm 9955552 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangibles - future Amortization (Details) Sheet http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails INTANGIBLE ASSETS AND LIABILITIES - Intangibles - future Amortization (Details) Details 76 false false R77.htm 9955553 - Disclosure - OTHER ASSETS (Details) Sheet http://www.cousinsproperties.com/role/OTHERASSETSDetails OTHER ASSETS (Details) Details http://www.cousinsproperties.com/role/OTHERASSETSTables 77 false false R78.htm 9955554 - Disclosure - NOTES PAYABLE - Terms of notes payable (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails NOTES PAYABLE - Terms of notes payable (Details) Details 78 false false R79.htm 9955555 - Disclosure - NOTES PAYABLE - Credit Facility (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails NOTES PAYABLE - Credit Facility (Details) Details 79 false false R80.htm 9955556 - Disclosure - NOTES PAYABLE - Term Loan (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails NOTES PAYABLE - Term Loan (Details) Details 80 false false R81.htm 9955557 - Disclosure - NOTES PAYABLE - Unsecured Senior Notes (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails NOTES PAYABLE - Unsecured Senior Notes (Details) Details 81 false false R82.htm 9955558 - Disclosure - NOTES PAYABLE - Secured Mortgage Notes (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails NOTES PAYABLE - Secured Mortgage Notes (Details) Details 82 false false R83.htm 9955559 - Disclosure - NOTES PAYABLE - Other Debt Information (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLEOtherDebtInformationDetails NOTES PAYABLE - Other Debt Information (Details) Details 83 false false R84.htm 9955560 - Disclosure - NOTES PAYABLE - Interest expense (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails NOTES PAYABLE - Interest expense (Details) Details 84 false false R85.htm 9955561 - Disclosure - NOTES PAYABLE - Debt maturities (Details) Notes http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails NOTES PAYABLE - Debt maturities (Details) Details 85 false false R86.htm 9955562 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS - Narrative (Details) Sheet http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails DERIVATIVE FINANCIAL INSTRUMENTS - Narrative (Details) Details 86 false false R87.htm 9955563 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS - Schedule of Reclassification out of Accumulated Other Comprehensive Income (Details) Sheet http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSScheduleofReclassificationoutofAccumulatedOtherComprehensiveIncomeDetails DERIVATIVE FINANCIAL INSTRUMENTS - Schedule of Reclassification out of Accumulated Other Comprehensive Income (Details) Details 87 false false R88.htm 9955564 - Disclosure - OTHER LIABILITIES (Details) Sheet http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails OTHER LIABILITIES (Details) Details http://www.cousinsproperties.com/role/OTHERLIABILITIESTables 88 false false R89.htm 9955565 - Disclosure - COMMITMENTS AND CONTINGENCIES (Details) Sheet http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIESDetails COMMITMENTS AND CONTINGENCIES (Details) Details http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIES 89 false false R90.htm 9955566 - Disclosure - STOCKHOLDERS' EQUITY - Narrative (Details) Sheet http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails STOCKHOLDERS' EQUITY - Narrative (Details) Details 90 false false R91.htm 9955567 - Disclosure - STOCKHOLDERS' EQUITY - Distribution of REIT Taxable Income (Details) Sheet http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails STOCKHOLDERS' EQUITY - Distribution of REIT Taxable Income (Details) Details 91 false false R92.htm 9955568 - Disclosure - STOCKHOLDERS' EQUITY - Tax status of Distributions (Details) Sheet http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails STOCKHOLDERS' EQUITY - Tax status of Distributions (Details) Details 92 false false R93.htm 9955569 - Disclosure - REVENUE RECOGNITION - Narrative (Details) Sheet http://www.cousinsproperties.com/role/REVENURERECOGNITIONNarrativeDetails REVENUE RECOGNITION - Narrative (Details) Details 93 false false R94.htm 9955570 - Disclosure - REVENUE RECOGNITION - Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases (Details) Sheet http://www.cousinsproperties.com/role/REVENURERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails REVENUE RECOGNITION - Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases (Details) Details 94 false false R95.htm 9955571 - Disclosure - STOCK-BASED COMPENSATION - Stock-based Compensation Expense, Net of Forfeitures (Details) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails STOCK-BASED COMPENSATION - Stock-based Compensation Expense, Net of Forfeitures (Details) Details 95 false false R96.htm 9955572 - Disclosure - STOCK-BASED COMPENSATION - Narrative (Details) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONNarrativeDetails STOCK-BASED COMPENSATION - Narrative (Details) Details 96 false false R97.htm 9955573 - Disclosure - STOCK-BASED COMPENSATION - Equity-Classified Awards Narrative (Details) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails STOCK-BASED COMPENSATION - Equity-Classified Awards Narrative (Details) Details 97 false false R98.htm 9955574 - Disclosure - STOCK-BASED COMPENSATION - Equity-classified Awards (Details) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails STOCK-BASED COMPENSATION - Equity-classified Awards (Details) Details 98 false false R99.htm 9955575 - Disclosure - STOCK-BASED COMPENSATION - Equity-classified Market-based RSUs (Details) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails STOCK-BASED COMPENSATION - Equity-classified Market-based RSUs (Details) Details 99 false false R100.htm 9955576 - Disclosure - STOCK-BASED COMPENSATION - Liability-Classified Awards Narrative (Details) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails STOCK-BASED COMPENSATION - Liability-Classified Awards Narrative (Details) Details 100 false false R101.htm 9955577 - Disclosure - STOCK-BASED COMPENSATION - Employee Stock Purchase Plan (Details) Sheet http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails STOCK-BASED COMPENSATION - Employee Stock Purchase Plan (Details) Details 101 false false R102.htm 9955578 - Disclosure - RETIREMENT SAVINGS PLAN (Details) Sheet http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLANDetails RETIREMENT SAVINGS PLAN (Details) Details http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLAN 102 false false R103.htm 9955579 - Disclosure - INCOME TAXES - Statutory Federal Income Tax Rate (Details) Sheet http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails INCOME TAXES - Statutory Federal Income Tax Rate (Details) Details 103 false false R104.htm 9955580 - Disclosure - INCOME TAXES - Tax Effect of Significant Temporary Differences (Details) Sheet http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails INCOME TAXES - Tax Effect of Significant Temporary Differences (Details) Details 104 false false R105.htm 9955581 - Disclosure - EARNINGS PER SHARE - (Details) Sheet http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails EARNINGS PER SHARE - (Details) Details http://www.cousinsproperties.com/role/EARNINGSPERSHARETables 105 false false R106.htm 9955582 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION - Supplemental Cash Flows Information (Details) Sheet http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION - Supplemental Cash Flows Information (Details) Details 106 false false R107.htm 9955583 - Disclosure - REPORTABLE SEGMENTS - Segment Revenues (Details) Sheet

http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails REPORTABLE SEGMENTS - Segment Revenues (Details) Details 107 false false R108.htm 9955584 - Disclosure - REPORTABLE SEGMENTS - Reconciliation of Net Income to Net Operating Income (Details) Sheet http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails REPORTABLE SEGMENTS - Reconciliation of Net Income to Net Operating Income (Details) Details 108 false false R109.htm 9955585 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation - Schedule of Properties (Details) Sheet http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails Schedule III - Real Estate and Accumulated Depreciation - Schedule of Properties (Details) Details 109 false false R110.htm 9955586 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation - Notes to Schedule III (Details) Notes http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails Schedule III - Real Estate and Accumulated Depreciation - Notes to Schedule III (Details) Details 110 false false All Reports Book All Reports cuz-20241231.htm cuz-20241231.xsd cuz-20241231_cal.xml cuz-20241231_def.xml cuz-20241231_lab.xml cuz-20241231_pre.xml cuz-20241231_g1.jpg http://fasb.org/srt/2024 http://fasb.org/us-gaap/2024 http://xbrl.sec.gov/cyd/2024 http://xbrl.sec.gov/dei/2024 http://xbrl.sec.gov/ecd/2024 true true JSON 134 MetaLinks.json IDEA: XBRL DOCUMENT { "version": "2.2", "instance": { "cuz-20241231.htm": { "nsprefix": "cuz", "nsuri": "http://www.cousinsproperties.com/20241231", "dts": { "inline": { "local": ["cuz-20241231.htm"] }, "schema": { "local": ["cuz-20241231.xsd"], "remote": ["http://www.xbrl.org/2003/xbrl-instance-2003-12-31.xsd", "http://www.xbrl.org/2003/xbrl-linkbase-2003-12-31.xsd", "http://www.xbrl.org/2003/xl-2003-12-31.xsd", "http://www.xbrl.org/2003/xlink-2003-12-31.xsd", "http://www.xbrl.org/2005/xbrldt-2005.xsd", "http://www.xbrl.org/2006/ref-2006-02-27.xsd", "http://www.xbrl.org/lrr/role/negated-2009-12-16.xsd", "http://www.xbrl.org/lrr/role/net-2009-12-16.xsd", "http://www.xbrl.org/lrr/role/reference-2009-12-16.xsd", "https://www.xbrl.org/2020/extensible-enumerations-2.0.xsd", "https://www.xbrl.org/dtr/type/2020-01-21/types.xsd", "https://www.xbrl.org/dtr/type/2022-03-31/types.xsd", "https://xbrl.fasb.org/srt/2024/elts/srt-2024.xsd", "https://xbrl.fasb.org/srt/2024/elts/srt-roles-2024.xsd", "https://xbrl.fasb.org/srt/2024/elts/srt-types-2024.xsd", "https://xbrl.fasb.org/us-gaap/2024/elts/us-gaap-2024.xsd", "https://xbrl.fasb.org/us-gaap/2024/elts/us-roles-2024.xsd", "https://xbrl.fasb.org/us-gaap/2024/elts/us-types-2024.xsd", "https://xbrl.sec.gov/country/2024/country-2024.xsd", "https://xbrl.sec.gov/cyd/2024/cyd-2024.xsd", "https://xbrl.sec.gov/cyd/2024/cyd-af-2024.xsd", "https://xbrl.sec.gov/cyd/2024/cyd-af-sub-2024.xsd", "https://xbrl.sec.gov/dei/2024/dei-2024.xsd", "https://xbrl.sec.gov/ecd/2024/ecd-2024.xsd", "https://xbrl.sec.gov/stpr/2024/stpr-2024.xsd"] }, "calculationLink": { "local": ["cuz-20241231_cal.xml"] }, "definitionLink": { "local": ["cuz-20241231_def.xml"] }, "labelLink": { "local": ["cuz-20241231_lab.xml"] }, "presentationLink": { "local": ["cuz-20241231_pre.xml"] } }, "keyStandard": 380, "keyCustom": 123, "axisStandard": 32, "axisCustom": 1, "memberStandard": 37, "memberCustom": 153, "hidden": { "total": 12, "http://fasb.org/us-gaap/2024": 8, "http://xbrl.sec.gov/dei/2024": 4 }, "contextCount": 616, "entityCount": 1, "segmentCount": 199, "elementCount": 971, "unitCount": 15, "baseTaxonomies": { "http://fasb.org/us-gaap/2024": 1740, "http://fasb.org/srt/2024": 50, "http://xbrl.sec.gov/dei/2024": 39, "http://xbrl.sec.gov/cyd/2024": 15, "http://xbrl.sec.gov/ecd/2024": 5 }, "report": { "R1": { "role": "http://www.cousinsproperties.com/role/Cover", "longName": "0000001 - Document - Cover", "shortName": "Cover", "isDefault": "true", "groupType": "document", "subGroupType": "", "menuCat": "Cover", "order": "1", "firstAnchor": { "contextRef": "c-1", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R2": { "role": "http://www.cousinsproperties.com/role/AuditInformation", "longName": "0000002 - Document - Audit Information", "shortName": "Audit Information", "isDefault": "false", "groupType": "document", "subGroupType": "", "menuCat": "Cover", "order": "2", "firstAnchor": { "contextRef": "c-1", "name": "dei:AuditorFirmId", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "dei:AuditorFirmId", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R3": { "role": "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "longName": "9952151 - Statement - Consolidated Balance Sheets", "shortName": "Consolidated Balance Sheets", "isDefault": "false", "groupType": "statement", "subGroupType": "", "menuCat": "Statements", "order": "3", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:RentalProperties", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "us-gaap:RentalProperties", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R4": { "role": "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical", "longName": "9952152 - Statement - Consolidated Balance Sheets (Parenthetical)", "shortName": "Consolidated Balance Sheets (Parenthetical)", "isDefault": "false", "groupType": "statement", "subGroupType": "parenthetical", "menuCat": "Statements", "order": "4", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:RealEstateInvestmentPropertyAccumulatedDepreciation", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "div", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "us-gaap:RealEstateInvestmentPropertyAccumulatedDepreciation", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "div", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R5": { "role": "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "longName": "9952153 - Statement - Consolidated Statements of Operations", "shortName": "Consolidated Statements of Operations", "isDefault": "false", "groupType": "statement", "subGroupType": "", "menuCat": "Statements", "order": "5", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:Revenues", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:CostsAndExpenses", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R6": { "role": "http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome", "longName": "9952154 - Statement - Consolidated Statements of Comprehensive Income", "shortName": "Consolidated Statements of Comprehensive Income", "isDefault": "false", "groupType": "statement", "subGroupType": "", "menuCat": "Statements", "order": "6", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:NetIncomeLoss", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:ComprehensiveIncomeNetOfTax", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R7": { "role": "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity", "longName": "9952155 - Statement - Consolidated Statements of Equity", "shortName": "Consolidated Statements of Equity", "isDefault": "false", "groupType": "statement", "subGroupType": "", "menuCat": "Statements", "order": "7", "firstAnchor": { "contextRef": "c-25", "name": "us-gaap:StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-25", "name": "us-gaap:StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R8": { "role": "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquityParenthetical", "longName": "9952156 - Statement - Consolidated Statements of Equity (Parenthetical)", "shortName": "Consolidated Statements of Equity (Parenthetical)", "isDefault": "false", "groupType": "statement", "subGroupType": "parenthetical", "menuCat": "Statements", "order": "8", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:CommonStockDividendsPerShareCashPaid", "unitRef": "usdPerShare", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:CommonStockDividendsPerShareCashPaid", "unitRef": "usdPerShare", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R9": { "role": "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows", "longName": "9952157 - Statement - Consolidated Statements of Cash Flows", "shortName": "Consolidated Statements of Cash Flows", "isDefault": "false", "groupType": "statement", "subGroupType": "", "menuCat": "Statements", "order": "9", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ProfitLoss", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:GainLossOnSaleOfInvestments", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R10": { "role": "http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATION", "longName": "9952158 - Disclosure - DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION", "shortName": "DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "10", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:OrganizationConsolidationAndPresentationOfFinancialStatementsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:OrganizationConsolidationAndPresentationOfFinancialStatementsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R11": { "role": "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIES", "longName": "9952159 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES", "shortName": "SIGNIFICANT ACCOUNTING POLICIES", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "11", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:SignificantAccountingPoliciesTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:SignificantAccountingPoliciesTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R12": { "role": "http://www.cousinsproperties.com/role/REALESTATE", "longName": "9952160 - Disclosure - REAL ESTATE", "shortName": "REAL ESTATE", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "12", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:RealEstateDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:RealEstateDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R13": { "role": "http://www.cousinsproperties.com/role/GROUNDLEASES", "longName": "9952161 - Disclosure - GROUND LEASES", "shortName": "GROUND LEASES", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "13", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:LesseeFinanceLeasesTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["us-gaap:LesseeOperatingLeasesTextBlock", "span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:LesseeFinanceLeasesTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["us-gaap:LesseeOperatingLeasesTextBlock", "span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R14": { "role": "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBT", "longName": "9952162 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT", "shortName": "INVESTMENTS IN REAL ESTATE DEBT", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "14", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:InvestmentTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:InvestmentTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R15": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES", "longName": "9952163 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "15", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:EquityMethodInvestmentsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:EquityMethodInvestmentsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R16": { "role": "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIES", "longName": "9952164 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES", "shortName": "INTANGIBLE ASSETS AND LIABILITIES", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "16", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:IntangibleAssetsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:IntangibleAssetsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R17": { "role": "http://www.cousinsproperties.com/role/OTHERASSETS", "longName": "9952165 - Disclosure -

OTHER ASSETS", "shortName": "OTHER ASSETS", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "17", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:OtherAssetsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:OtherAssetsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R18": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLE", "longName": "9952166 - Disclosure - NOTES PAYABLE", "shortName": "NOTES PAYABLE", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "18", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:DebtDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:DebtDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R19": { "role": "http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTS", "longName": "9952167 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS", "shortName": "DERIVATIVE FINANCIAL INSTRUMENTS", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "19", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:FinancialInstrumentsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:FinancialInstrumentsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R20": { "role": "http://www.cousinsproperties.com/role/OTHERLIABILITIES", "longName": "9952168 - Disclosure - OTHER LIABILITIES", "shortName": "OTHER LIABILITIES", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "20", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:OtherLiabilitiesDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:OtherLiabilitiesDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R21": { "role": "http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIES", "longName": "9952169 - Disclosure - COMMITMENTS AND CONTINGENCIES", "shortName": "COMMITMENTS AND CONTINGENCIES", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "21", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:CommitmentsAndContingenciesDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:CommitmentsAndContingenciesDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R22": { "role": "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITY", "longName": "9952170 - Disclosure - STOCKHOLDERS' EQUITY", "shortName": "STOCKHOLDERS' EQUITY", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "22", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:StockholdersEquityNoteDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:StockholdersEquityNoteDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R23": { "role": "http://www.cousinsproperties.com/role/REVENUERECOGNITION", "longName": "9952171 - Disclosure - REVENUE RECOGNITION", "shortName": "REVENUE RECOGNITION", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "23", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:RevenueFromContractWithCustomerTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:RevenueFromContractWithCustomerTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R24": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATION", "longName": "9952172 - Disclosure - STOCK-BASED COMPENSATION", "shortName": "STOCK-BASED COMPENSATION", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "24", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:DisclosureOfCompensationRelatedCostsShareBasedPaymentsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:DisclosureOfCompensationRelatedCostsShareBasedPaymentsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R25": { "role": "http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLAN", "longName": "9952173 - Disclosure - RETIREMENT SAVINGS PLAN", "shortName": "RETIREMENT SAVINGS PLAN", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "25", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:PensionAndOtherPostretirementBenefitsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:PensionAndOtherPostretirementBenefitsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R26": { "role": "http://www.cousinsproperties.com/role/INCOMETAXES", "longName": "9952174 - Disclosure - INCOME TAXES", "shortName": "INCOME TAXES", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "26", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:IncomeTaxDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:IncomeTaxDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R27": { "role": "http://www.cousinsproperties.com/role/EARNINGSPERSHARE", "longName": "9952175 - Disclosure - EARNINGS PER SHARE", "shortName": "EARNINGS PER SHARE", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "27", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:EarningsPerShareTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:EarningsPerShareTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R28": { "role": "http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATION", "longName": "9952176 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION", "shortName": "CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "28", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:CashFlowSupplementalDisclosuresTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:CashFlowSupplementalDisclosuresTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R29": { "role": "http://www.cousinsproperties.com/role/REPORTABLESEGMENTS", "longName": "9952177 - Disclosure - REPORTABLE SEGMENTS", "shortName": "REPORTABLE SEGMENTS", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "29", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:SegmentReportingDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:SegmentReportingDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R30": { "role": "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciation", "longName": "9952178 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation", "shortName": "Schedule III - Real Estate and Accumulated Depreciation", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "30", "firstAnchor": { "contextRef": "c-1", "name": "srt:RealEstateAndAccumulatedDepreciationDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "srt:RealEstateAndAccumulatedDepreciationDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R31": { "role": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "longName": "995410 - Disclosure - Pay vs Performance Disclosure", "shortName": "Pay vs Performance Disclosure", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "31", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:NetIncomeLoss", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": null }, "R32": { "role": "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "longName": "995445 - Disclosure - Insider Trading Arrangements", "shortName": "Insider Trading Arrangements", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "32", "firstAnchor": { "contextRef": "c-4", "name": "ecd:Rule10b51ArrAdoptedFlag", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-4", "name": "ecd:Rule10b51ArrAdoptedFlag", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R33": { "role": "http://xbrl.sec.gov/ecd/role/InsiderTradingPoliciesProc", "longName": "995447 - Disclosure - Insider Trading Policies and Procedures", "shortName": "Insider Trading Policies and Procedures", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "33", "firstAnchor": { "contextRef": "c-1", "name": "ecd:InsiderTrdPoliciesProcAdoptedFlag", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["ecd:NonRule10b51ArrTrmntdFlag", "ecd:Rule10b51ArrTrmntdFlag", "ecd:Rule10b51ArrAdoptedFlag", "span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "ecd:InsiderTrdPoliciesProcAdoptedFlag", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["ecd:NonRule10b51ArrTrmntdFlag", "ecd:Rule10b51ArrTrmntdFlag", "ecd:Rule10b51ArrAdoptedFlag", "span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R34": { "role": "http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure", "longName": "995550 - Disclosure - Cybersecurity Risk Management and Strategy Disclosure", "shortName": "Cybersecurity Risk Management and Strategy Disclosure", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "34", "firstAnchor": { "contextRef": "c-1", "name": "cyd:CybersecurityRiskManagementProcessesForAssessingIdentifyingAndManagingThreatsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "cyd:CybersecurityRiskManagementProcessesForAssessingIdentifyingAndManagingThreatsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R35": { "role": "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies", "longName": "9955511 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES (Policies)", "shortName": "SIGNIFICANT ACCOUNTING POLICIES (Policies)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "policies", "menuCat": "Policies", "order": "35", "firstAnchor": { "contextRef": "c-1", "name": "cuz:BasisOfPresentationPolicyTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "cuz:BasisOfPresentationPolicyTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R36": { "role": "http://www.cousinsproperties.com/role/REALESTATETables", "longName": "9955512 - Disclosure - REAL ESTATE (Tables)", "shortName": "REAL ESTATE (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "36", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:AssetAcquisitionTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:AssetAcquisitionTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R37": { "role": "http://www.cousinsproperties.com/role/GROUNDLEASESTables", "longName": "9955513 - Disclosure - GROUND LEASES (Tables)", "shortName": "GROUND LEASES (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "37", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:LesseeOperatingLeaseLiabilityMaturityTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:LesseeOperatingLeaseLiabilityMaturityTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["ix:continuation",

```
"ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R38": { "role":
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTTables", "longName": "9955514 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT (Tables)",
"shortName": "INVESTMENTS IN REAL ESTATE DEBT (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "38",
"firstAnchor": { "contextRef": "c-1", "name": "us-gaap:TradingSecuritiesAndCertainTradingAssetsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null,
"ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1",
"name": "us-gaap:TradingSecuritiesAndCertainTradingAssetsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "ix:continuation",
"body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R39": { "role":
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTables", "longName": "9955515 - Disclosure - INVESTMENT IN
UNCONSOLIDATED JOINT VENTURES (Tables)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES (Tables)", "isDefault": "false", "groupType":
"disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "39", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:EquityMethodInvestmentsTextBlock",
"unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first":
true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:EquityMethodInvestmentsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US",
"decimals": null, "ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R40": { "role":
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESTables", "longName": "9955516 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES (Tables)",
"shortName": "INTANGIBLE ASSETS AND LIABILITIES (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "40",
"firstAnchor": { "contextRef": "c-1", "name": "cuz:ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US",
"decimals": null, "ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": {
"contextRef": "c-1", "name": "cuz:ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null,
"ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R41": { "role":
"http://www.cousinsproperties.com/role/OTHERASSETSTables", "longName": "9955517 - Disclosure - OTHER ASSETS (Tables)", "shortName": "OTHER ASSETS (Tables)",
"isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "41", "firstAnchor": { "contextRef": "c-1", "name": "us-
gaap:ScheduleOfOtherAssetsTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "ix:continuation", "body", "html" ],
"reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-
gaap:ScheduleOfOtherAssetsTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "ix:continuation", "body", "html" ],
"reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R42": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLETables",
"longName": "9955518 - Disclosure - NOTES PAYABLE (Tables)", "shortName": "NOTES PAYABLE (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType":
"tables", "menuCat": "Tables", "order": "42", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ScheduleOfDebtTableTextBlock", "unitRef": null, "xsiNil": "false", "lang":
"en-US", "decimals": null, "ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": {
"contextRef": "c-1", "name": "us-gaap:ScheduleOfDebtTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "ix:continuation",
"body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R43": { "role":
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSTables", "longName": "9955519 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS
(Tables)", "shortName": "DERIVATIVE FINANCIAL INSTRUMENTS (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables",
"order": "43", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ReclassificationOutOfAccumulatedOtherComprehensiveIncomeTableTextBlock", "unitRef": null, "xsiNil":
"false", "lang": "en-US", "decimals": null, "ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true },
"uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:ReclassificationOutOfAccumulatedOtherComprehensiveIncomeTableTextBlock", "unitRef": null, "xsiNil": "false",
"lang": "en-US", "decimals": null, "ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R44": {
"role": "http://www.cousinsproperties.com/role/OTHERLIABILITIESTables", "longName": "9955520 - Disclosure - OTHER LIABILITIES (Tables)", "shortName": "OTHER
LIABILITIES (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "44", "firstAnchor": { "contextRef": "c-1",
"name": "us-gaap:OtherLiabilitiesTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "body", "html" ], "reportCount": 1,
"baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:OtherLiabilitiesTableTextBlock", "unitRef": null,
"xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R45": {
"role": "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTables", "longName": "9955521 - Disclosure - STOCKHOLDERS' EQUITY (Tables)", "shortName":
"STOCKHOLDERS' EQUITY (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "45", "firstAnchor": {
"contextRef": "c-1", "name": "cuz:ScheduleReconcilingDividendsPaidAndDividendsAppliedToMeetReitDistributionRequirementsTableTextBlock", "unitRef": null, "xsiNil":
"false", "lang": "en-US", "decimals": null, "ancestors": [ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true,
"unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name":
"cuz:ScheduleReconcilingDividendsPaidAndDividendsAppliedToMeetReitDistributionRequirementsTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US",
"decimals": null, "ancestors": [ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R46": {
"role": "http://www.cousinsproperties.com/role/REVENUERECOGNITIONTables", "longName": "9955522 - Disclosure - REVENUE RECOGNITION (Tables)", "shortName":
"REVENUE RECOGNITION (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "46", "firstAnchor": {
"contextRef": "c-1", "name": "us-gaap:LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals":
null, "ancestors": [ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": {
"contextRef": "c-1", "name": "us-gaap:LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals":
null, "ancestors": [ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R47": { "role":
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONTables", "longName": "9955523 - Disclosure - STOCK-BASED COMPENSATION (Tables)", "shortName":
"STOCK-BASED COMPENSATION (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "47", "firstAnchor": {
"contextRef": "c-1", "name": "us-gaap:ScheduleOfEmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsTextBlock", "unitRef": null, "xsiNil": "false",
"lang": "en-US", "decimals": null, "ancestors": [ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true
}, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:ScheduleOfEmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsTextBlock", "unitRef":
null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm",
"first": true, "unique": true } }, "R48": { "role": "http://www.cousinsproperties.com/role/INCOMETAXESTables", "longName": "9955524 - Disclosure - INCOME TAXES
(Tables)", "shortName": "INCOME TAXES (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "48",
"firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US",
"decimals": null, "ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": {
"contextRef": "c-1", "name": "us-gaap:ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null,
"ancestors": [ "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R49": { "role":
"http://www.cousinsproperties.com/role/EARNINGSPERSHARETables", "longName": "9955525 - Disclosure - EARNINGS PER SHARE (Tables)", "shortName": "EARNINGS PER
SHARE (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "49", "firstAnchor": { "contextRef": "c-1", "name":
"us-gaap:ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "body", "html" ],
"reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-
gaap:ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "body", "html" ],
"reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R50": { "role":
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONTables", "longName": "9955526 - Disclosure -
CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION (Tables)", "shortName": "CONSOLIDATED STATEMENTS OF CASH FLOWS -
SUPPLEMENTAL INFORMATION (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "50", "firstAnchor": {
"contextRef": "c-1", "name": "us-gaap:ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null,
"ancestors": [ "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-
gaap:ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "body", "html" ],
"reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R51": { "role": "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSTables",
"longName": "9955527 - Disclosure - REPORTABLE SEGMENTS (Tables)", "shortName": "REPORTABLE SEGMENTS (Tables)", "isDefault": "false", "groupType": "disclosure",
"subGroupType": "tables", "menuCat": "Tables", "order": "51", "firstAnchor": { "contextRef": "c-1", "name": "us-
gaap:ReconciliationOfRevenueFromSegmentsToConsolidatedTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "span", "div",
"ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-
gaap:ReconciliationOfRevenueFromSegmentsToConsolidatedTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "span", "div",
"ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R52": { "role":
"http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails", "longName": "9955528 - Disclosure -
DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION - Description of Business (Details)", "shortName": "DESCRIPTION OF BUSINESS AND BASIS OF
PRESENTATION - Description of Business (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "52",
"firstAnchor": { "contextRef": "c-1", "name": "cuz:DistributionOfTaxableIncomeToQualifyAsREITMinimum", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals":
"2", "ancestors": [ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": {
"contextRef": "c-1", "name": "cuz:DistributionOfTaxableIncomeToQualifyAsREITMinimum", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors":
[ "span", "div", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R53": { "role":
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESCostCapitalizationDetails", "longName": "9955529 - Disclosure - SIGNIFICANT ACCOUNTING
POLICIES - Cost Capitalization (Details)", "shortName": "SIGNIFICANT ACCOUNTING POLICIES - Cost Capitalization (Details)", "isDefault": "false", "groupType": "disclosure",
"subGroupType": "details", "menuCat": "Details", "order": "53", "firstAnchor": { "contextRef": "c-1", "name":
"cuz:PeriodOfTimeThatCompanyCapitalizesCostsOnUnoccupiedPortionOfRecentlyCompletedProjectsMinimumAverageEconomicOccupancyPercent", "unitRef": "number",
"xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": [ "span", "div", "us-gaap:PropertyPlantAndEquipmentPolicyTextBlock", "ix:continuation", "body", "html" ],
"reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name":
"cuz:PeriodOfTimeThatCompanyCapitalizesCostsOnUnoccupiedPortionOfRecentlyCompletedProjectsMinimumAverageEconomicOccupancyPercent", "unitRef": "number",
"xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": [ "span", "div", "us-gaap:PropertyPlantAndEquipmentPolicyTextBlock", "ix:continuation", "body", "html" ],
"reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R54": { "role":
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "longName": "9955530 - Disclosure - SIGNIFICANT
ACCOUNTING POLICIES - Depreciation and Amortization (Details)", "shortName": "SIGNIFICANT ACCOUNTING POLICIES - Depreciation and Amortization (Details)",
"isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "54", "firstAnchor": { "contextRef": "c-70", "name": "us-
gaap:PropertyPlantAndEquipmentUsefulLife", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "span", "div", "ix:continuation",
"ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-70", "name": "us-
gaap:PropertyPlantAndEquipmentUsefulLife", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": [ "span", "div", "ix:continuation",
"ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R55": { "role":
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESNoncontrollingInterestDetails", "longName": "9955531 - Disclosure - SIGNIFICANT
ACCOUNTING POLICIES - Noncontrolling Interest (Details)", "shortName": "SIGNIFICANT ACCOUNTING POLICIES - Noncontrolling Interest (Details)", "isDefault": "false",
"groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "55", "firstAnchor": { "contextRef": "c-1", "name":
"cuz:NoncontrollingInterestConversionRatio", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": [ "span", "div", "us-
gaap:ConsolidationSubsidiariesOrOtherInvestmentsConsolidatedEntitiesPolicy", "ix:continuation", "body", "html" ], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first":
true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "cuz:NoncontrollingInterestConversionRatio", "unitRef": "number", "xsiNil": "false", "lang": "en-US",
```

"decimals": "INF", "ancestors": ["span", "div", "us-gaap:ConsolidationSubsidiariesOrOtherInvestmentsConsolidatedEntitiesPolicy", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R56": { "role": "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails", "longName": "9955532 - Disclosure - SIGNIFICANT ACCOUNTING POLICIES - Revenue Recognition (Details)", "shortName": "SIGNIFICANT ACCOUNTING POLICIES - Revenue Recognition (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "56", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:ContractWithCustomerLiability", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-74", "name": "us-gaap:ContractWithCustomerLiability", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "us-gaap:RevenueFromContractWithCustomerPolicyTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R57": { "role": "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails", "longName": "9955533 - Disclosure - REAL ESTATE - Summarizes Of Acquisition Transactions (Details)", "shortName": "REAL ESTATE - Summarizes Of Acquisition Transactions (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "57", "firstAnchor": { "contextRef": "c-98", "name": "us-gaap:AcquiredFiniteLivedIntangibleAssetsWeightedAverageUsefulLife", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-98", "name": "us-gaap:AcquiredFiniteLivedIntangibleAssetsWeightedAverageUsefulLife", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": ["span", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R58": { "role": "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "longName": "9955534 - Disclosure - REAL ESTATE - Narrative (Details)", "shortName": "REAL ESTATE - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "58", "firstAnchor": { "contextRef": "c-82", "name": "cuz:AssetAcquisitionIntangibileLiabilities", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-99", "name": "us-gaap:AreaOfRealEstateProperty", "unitRef": "acre", "xsiNil": "false", "lang": "en-US", "decimals": "1", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R59": { "role": "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails", "longName": "9955535 - Disclosure - GROUND LEASES - Narrative (Details)", "shortName": "GROUND LEASES - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "59", "firstAnchor": { "contextRef": "c-5", "name": "cuz:LesseeOperatingLeasePropertySubjectToLease", "unitRef": "property", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "cuz:LesseeOperatingLeasePropertySubjectToLease", "unitRef": "property", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R60": { "role": "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails", "longName": "9955536 - Disclosure - GROUND LEASES - Future Minimum Payments (Details)", "shortName": "GROUND LEASES - Future Minimum Payments (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "60", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:LesseeOperatingLeaseLiabilityMaturityTableTextBlock", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "us-gaap:LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:LesseeOperatingLeaseLiabilityMaturityTableTextBlock", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R61": { "role": "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails", "longName": "9955537 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT (Details)", "shortName": "INVESTMENTS IN REAL ESTATE DEBT (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "61", "firstAnchor": { "contextRef": "c-103", "name": "cuz:InvestmentsInRealEstateDebt", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-106", "name": "cuz:InvestmentsInRealEstateDebtWeightedAverageInterestRate", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "4", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R62": { "role": "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails", "longName": "9955538 - Disclosure - INVESTMENTS IN REAL ESTATE DEBT - Schedule of Investments In Real Estate Debt (Details)", "shortName": "INVESTMENTS IN REAL ESTATE DEBT - Schedule of Investments In Real Estate Debt (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "62", "firstAnchor": { "contextRef": "c-5", "name": "cuz:InvestmentsInRealEstateDebt", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:TradingSecuritiesAndCertainTradingAssetsTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-113", "name": "us-gaap:DebtInstrumentFaceAmount", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "us-gaap:TradingSecuritiesAndCertainTradingAssetsTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R63": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta "longName": "9955539 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "63", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:Assets", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-124", "name": "us-gaap:Assets", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:EquityMethodInvestmentsTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R64": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails", "longName": "9955540 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - AMCO 120 WT Holdings, LLC (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - AMCO 120 WT Holdings, LLC (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "64", "firstAnchor": { "contextRef": "c-153", "name": "us-gaap:EquityMethodInvestmentOwnershipPercentage", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-153", "name": "us-gaap:EquityMethodInvestmentOwnershipPercentage", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R65": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "longName": "9955541 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Crawford Long\u2014CPI, LLC (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Crawford Long\u2014CPI, LLC (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "65", "firstAnchor": { "contextRef": "c-158", "name": "cuz:EquityMethodInvestmentSummarizedFinancialInformationDebt", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-158", "name": "cuz:EquityMethodInvestmentSummarizedFinancialInformationDebt", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R66": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "longName": "9955542 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Neuhoff Holdings LLC (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Neuhoff Holdings LLC (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "66", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:PaymentsToAcquireEquityMethodInvestments", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-166", "name": "us-gaap:DebtInstrumentInterestRateStatedPercentage", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R67": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails", "longName": "9955543 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - TL CO Proscenium, LLC (\"Proscenium\") (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - TL CO Proscenium, LLC (\"Proscenium\") (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "67", "firstAnchor": { "contextRef": "c-172", "name": "us-gaap:PaymentsToAcquireRealEstateAndRealEstateJointVentures", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-172", "name": "us-gaap:PaymentsToAcquireRealEstateAndRealEstateJointVentures", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R68": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails", "longName": "9955544 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - 715 Ponce Holdings LLC (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - 715 Ponce Holdings LLC (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "68", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:PaymentsToAcquireEquityMethodInvestments", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-174", "name": "us-gaap:EquityMethodInvestmentOwnershipPercentage", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R69": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails", "longName": "9955545 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Carolina Square Holdings LP (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Carolina Square Holdings LP (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "69", "firstAnchor": { "contextRef": "c-178", "name": "us-gaap:EquityMethodInvestmentOwnershipPercentage", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-178", "name": "us-gaap:EquityMethodInvestmentOwnershipPercentage", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R70": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails", "longName": "9955546 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - HICO Victory Center LP (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - HICO Victory Center LP (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "70", "firstAnchor": { "contextRef": "c-182", "name": "cuz:LandFundingRequirement", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-182", "name": "cuz:LandFundingRequirement", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R71": { "role": "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNarrativeDetails", "longName": "9955547 - Disclosure - INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Narrative (Details)", "shortName": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "71", "firstAnchor": { "contextRef": "c-1", "name": "cuz:FeesEarnedFromUnconsolidatedJointVentures", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["ix:continuation", "span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "cuz:FeesEarnedFromUnconsolidatedJointVentures", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["ix:continuation", "span", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R72": { "role": "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails", "longName": "9955548 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangible Assets (Details)", "shortName": "INTANGIBLE ASSETS AND LIABILITIES - Intangible Assets (Details)", "isDefault": "false", "groupType":

"disclosure", "subGroupType": "details", "menuCat": "Details", "order": "72", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:Goodwill", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "cuz:ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "us-gaap:Goodwill", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "cuz:ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R73": { "role": "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails", "longName": "9955549 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangible Liabilities (Details)", "shortName": "INTANGIBLE ASSETS AND LIABILITIES - Intangible Liabilities (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "73", "firstAnchor": { "contextRef": "c-193", "name": "cuz:FiniteLivedIntangibleLiabilitiesAccumulatedAmortization", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "div", "td", "tr", "table", "div", "cuz:ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-193", "name": "cuz:FiniteLivedIntangibleLiabilitiesAccumulatedAmortization", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "div", "td", "tr", "table", "div", "cuz:ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R74": { "role": "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails", "longName": "9955550 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Aggregate Amortization of Intangible Assets and Liabilities (Details)", "shortName": "INTANGIBLE ASSETS AND LIABILITIES - Aggregate Amortization of Intangible Assets and Liabilities (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "74", "firstAnchor": { "contextRef": "c-195", "name": "us-gaap:AmortizationOfAboveAndBelowMarketLeases", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "cuz:AmortizationOfIntangibleAssetAndLiabilitiesTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-195", "name": "us-gaap:AmortizationOfAboveAndBelowMarketLeases", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "cuz:AmortizationOfIntangibleAssetAndLiabilitiesTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R75": { "role": "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESNarrativeDetails", "longName": "9955551 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Narrative (Details)", "shortName": "INTANGIBLE ASSETS AND LIABILITIES - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "75", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:AmortizationOfIntangibleAssets", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:AmortizationOfIntangibleAssets", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R76": { "role": "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails", "longName": "9955552 - Disclosure - INTANGIBLE ASSETS AND LIABILITIES - Intangibles - future Amortization (Details)", "shortName": "INTANGIBLE ASSETS AND LIABILITIES - Intangibles - future Amortization (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "76", "firstAnchor": { "contextRef": "c-5", "name": "cuz:IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearOne", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "cuz:IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearOne", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R77": { "role": "http://www.cousinsproperties.com/role/OTHERASSETSDetails", "longName": "9955553 - Disclosure - OTHER ASSETS (Details)", "shortName": "OTHER ASSETS (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "77", "firstAnchor": { "contextRef": "c-5", "name": "cuz:PredevelopmentCosts", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfOtherAssetsTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "cuz:PredevelopmentCosts", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfOtherAssetsTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R78": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "longName": "9955554 - Disclosure - NOTES PAYABLE - Terms of notes payable (Details)", "shortName": "NOTES PAYABLE - Terms of notes payable (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "78", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:DebtInstrumentCarryingAmount", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfDebtTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-6", "name": "us-gaap:DebtInstrumentUnamortizedDiscountPremiumNet", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfDebtTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R79": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "longName": "9955555 - Disclosure - NOTES PAYABLE - Credit Facility (Details)", "shortName": "NOTES PAYABLE - Credit Facility (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "79", "firstAnchor": { "contextRef": "c-242", "name": "us-gaap:LineOfCreditFacilityMaximumBorrowingCapacity", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-9", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-242", "name": "us-gaap:LineOfCreditFacilityMaximumBorrowingCapacity", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-9", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R80": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "longName": "9955556 - Disclosure - NOTES PAYABLE - Term Loan (Details)", "shortName": "NOTES PAYABLE - Term Loan (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "80", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:RepaymentsOfMediumTermNotes", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-237", "name": "cuz:DebtInstrumentNumberOfExtensionOptions", "unitRef": "extension", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R81": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails", "longName": "9955557 - Disclosure - NOTES PAYABLE - Unsecured Senior Notes (Details)", "shortName": "NOTES PAYABLE - Unsecured Senior Notes (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "81", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ProceedsFromUnsecuredNotesPayable", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-296", "name": "us-gaap:ProceedsFromUnsecuredNotesPayable", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R82": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails", "longName": "9955558 - Disclosure - NOTES PAYABLE - Secured Mortgage Notes (Details)", "shortName": "NOTES PAYABLE - Secured Mortgage Notes (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "82", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:DebtInstrumentCarryingAmount", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfDebtTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-235", "name": "cuz:DebtInstrumentNumberOfInstruments", "unitRef": "debt_instrument", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R83": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLEOtherDebtInformationDetails", "longName": "9955559 - Disclosure - NOTES PAYABLE - Other Debt Information (Details)", "shortName": "NOTES PAYABLE - Other Debt Information (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "83", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:NotesPayableFairValueDisclosure", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-8", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "us-gaap:NotesPayableFairValueDisclosure", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-8", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R84": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails", "longName": "9955560 - Disclosure - NOTES PAYABLE - Interest expense (Details)", "shortName": "NOTES PAYABLE - Interest expense (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "84", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:InterestCostsIncurred", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "cuz:InterestCostsIncurredNetOfAmountsCapitalizedTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:InterestCostsIncurred", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "cuz:InterestCostsIncurredNetOfAmountsCapitalizedTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R85": { "role": "http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails", "longName": "9955561 - Disclosure - NOTES PAYABLE - Debt maturities (Details)", "shortName": "NOTES PAYABLE - Debt maturities (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "85", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:LongTermDebtMaturitiesRepaymentsOfPrincipalInNextTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfMaturitiesOfLongTermDebtTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "us-gaap:LongTermDebtMaturitiesRepaymentsOfPrincipalInNextTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfMaturitiesOfLongTermDebtTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R86": { "role": "http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "longName": "9955562 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS - Narrative (Details)", "shortName": "DERIVATIVE FINANCIAL INSTRUMENTS - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "86", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:CashFlowHedgeGainLossToBeReclassifiedWithinTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:CashFlowHedgeGainLossToBeReclassifiedWithinTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R87": { "role": "http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSScheduleofReclassificationoutofAccumulatedOtherComprehensiveIncomeDetails", "longName": "9955563 - Disclosure - DERIVATIVE FINANCIAL INSTRUMENTS - Schedule of Reclassification out of Accumulated Other Comprehensive Income (Details)", "shortName": "DERIVATIVE FINANCIAL INSTRUMENTS - Schedule of Reclassification out of Accumulated Other Comprehensive Income (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "87", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:OtherComprehensiveIncomeLossCashFlowHedgeGainLossBeforeReclassificationAfterTax", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ReclassificationOutOfAccumulatedOtherComprehensiveIncomeTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": null }, "R88": { "role": "http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails", "longName": "9955564 - Disclosure - OTHER LIABILITIES (Details)", "shortName": "OTHER LIABILITIES (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "88", "firstAnchor": { "contextRef": "c-5", "name": "cuz:OperatingAndFinanceLeaseLiability", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:OtherLiabilitiesTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "cuz:OperatingAndFinanceLeaseLiability", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:OtherLiabilitiesTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R89": { "role": "http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIESDetails", "longName": "9955565 - Disclosure - COMMITMENTS AND CONTINGENCIES (Details)", "shortName": "COMMITMENTS AND CONTINGENCIES (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "89", "firstAnchor": { "contextRef": "c-5", "name": "cuz:OutstandingCommitmentsToFundRealEstateProjects", "unitRef": "usd", "xsiNil": "false", "lang": "en-US",

"decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "cuz:OutstandingCommitmentsToFundRealEstateProjects", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R90": { "role": "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails", "longName": "9955566 - Disclosure - STOCKHOLDERS' EQUITY - Narrative (Details)", "shortName": "STOCKHOLDERS' EQUITY - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "90", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:CommonStockParOrStatedValuePerShare", "unitRef": "usdPerShare", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-325", "name": "us-gaap:CommonStockParOrStatedValuePerShare", "unitRef": "usdPerShare", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R91": { "role": "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails", "longName": "9955567 - Disclosure - STOCKHOLDERS' EQUITY - Distribution of REIT Taxable Income (Details)", "shortName": "STOCKHOLDERS' EQUITY - Distribution of REIT Taxable Income (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "91", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:DividendsCommonStock", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:DividendsCommonStock", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R92": { "role": "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails", "longName": "9955568 - Disclosure - STOCKHOLDERS' EQUITY - Tax status of Distributions (Details)", "shortName": "STOCKHOLDERS' EQUITY - Tax status of Distributions (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "92", "firstAnchor": { "contextRef": "c-336", "name": "cuz:TaxStatusOfCommonSockDividendsPerShareDeclared", "unitRef": "usdPerShare", "xsiNil": "false", "lang": "en-US", "decimals": "6", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-336", "name": "cuz:TaxStatusOfCommonSockDividendsPerShareDeclared", "unitRef": "usdPerShare", "xsiNil": "false", "lang": "en-US", "decimals": "6", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R93": { "role": "http://www.cousinsproperties.com/role/REVENURECOGNITIONNarrativeDetails", "longName": "9955569 - Disclosure - REVENUE RECOGNITION - Narrative (Details)", "shortName": "REVENUE RECOGNITION - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "93", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:Revenues", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-351", "name": "cuz:ReductionOfRevenueRelatedToWriteDownOfNetAssetsAssociatedWithLease", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R94": { "role": "http://www.cousinsproperties.com/role/REVENURECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails", "longName": "9955570 - Disclosure - REVENUE RECOGNITION - Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases (Details)", "shortName": "REVENUE RECOGNITION - Schedule of Future Minimum Rentals to be Received under Existing Non-cancelable Leases (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "94", "firstAnchor": { "contextRef": "c-5", "name": "us-gaap:LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "us-gaap:LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R95": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails", "longName": "9955571 - Disclosure - STOCK-BASED COMPENSATION - Stock-based Compensation Expense, Net of Forfeitures (Details)", "shortName": "STOCK-BASED COMPENSATION - Stock-based Compensation Expense, Net of Forfeitures (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "95", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:AllocatedShareBasedCompensationExpense", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-355", "name": "us-gaap:AllocatedShareBasedCompensationExpense", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R96": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONNarrativeDetails", "longName": "9955572 - Disclosure - STOCK-BASED COMPENSATION - Narrative (Details)", "shortName": "STOCK-BASED COMPENSATION - Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "96", "firstAnchor": { "contextRef": "c-1", "name": "cuz:ShareBasedCompensationArrangementByShareBasedPaymentAwardConversionRatio", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "cuz:ShareBasedCompensationArrangementByShareBasedPaymentAwardConversionRatio", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R97": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails", "longName": "9955573 - Disclosure - STOCK-BASED COMPENSATION - Equity-Classified Awards Narrative (Details)", "shortName": "STOCK-BASED COMPENSATION - Equity-Classified Awards Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "97", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsGrantsInPeriodGross", "unitRef": "shares", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsGrantsInPeriodGross", "unitRef": "shares", "xsiNil": "false", "lang": "en-US", "decimals": "INF", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R98": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails", "longName": "9955574 - Disclosure - STOCK-BASED COMPENSATION - Equity-classified Awards (Details)", "shortName": "STOCK-BASED COMPENSATION - Equity-classified Awards (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "98", "firstAnchor": { "contextRef": "c-392", "name": "us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber", "unitRef": "shares", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfSharebasedCompensationRestrictedStockAndRestrictedStockUnitsActivityTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-394", "name": "us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber", "unitRef": "shares", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfSharebasedCompensationRestrictedStockAndRestrictedStockUnitsActivityTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R99": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails", "longName": "9955575 - Disclosure - STOCK-BASED COMPENSATION - Equity-classified Market-based RSUs (Details)", "shortName": "STOCK-BASED COMPENSATION - Equity-classified Market-based RSUs (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "99", "firstAnchor": { "contextRef": "c-370", "name": "us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsExpectedVolatilityRate", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "4", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfShareBasedPaymentAwardStockOptionsValuationAssumptionsTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-370", "name": "us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsExpectedVolatilityRate", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "4", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfShareBasedPaymentAwardStockOptionsValuationAssumptionsTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R100": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails", "longName": "9955576 - Disclosure - STOCK-BASED COMPENSATION - Liability-Classified Awards Narrative (Details)", "shortName": "STOCK-BASED COMPENSATION - Liability-Classified Awards Narrative (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "100", "firstAnchor": { "contextRef": "c-380", "name": "cuz:CashPaidForRSUVestingAndDividendPayments", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-380", "name": "cuz:CashPaidForRSUVestingAndDividendPayments", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-5", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R101": { "role": "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails", "longName": "9955577 - Disclosure - STOCK-BASED COMPENSATION - Employee Stock Purchase Plan (Details)", "shortName": "STOCK-BASED COMPENSATION - Employee Stock Purchase Plan (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "101", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:AllocatedShareBasedCompensationExpense", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-412", "name": "us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardMaximumEmployeeSubscriptionRate", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R102": { "role": "http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLANDetails", "longName": "9955578 - Disclosure - RETIREMENT SAVINGS PLAN (Details)", "shortName": "RETIREMENT SAVINGS PLAN (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "102", "firstAnchor": { "contextRef": "c-417", "name": "us-gaap:DefinedContributionPlanEmployerMatchingContributionPercentOfMatch", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-417", "name": "us-gaap:DefinedContributionPlanEmployerMatchingContributionPercentOfMatch", "unitRef": "number", "xsiNil": "false", "lang": "en-US", "decimals": "2", "ancestors": ["span", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R103": { "role": "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails", "longName": "9955579 - Disclosure - INCOME TAXES - Statutory Federal Income Tax Rate (Details)", "shortName": "INCOME TAXES - Statutory Federal Income Tax Rate (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "103", "firstAnchor": { "contextRef": "c-1", "name": "cuz:UtilizationOfNetOperatingLossCarryforwardAmount", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "cuz:UtilizationOfNetOperatingLossCarryforwardAmount", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R104": { "role": "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails", "longName": "9955580 - Disclosure - INCOME TAXES - Tax Effect of Significant Temporary Differences (Details)", "shortName": "INCOME TAXES - Tax Effect of Significant Temporary Differences (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "104", "firstAnchor": { "contextRef": "c-421", "name": "us-gaap:DeferredTaxAssetsEquityMethodInvestments", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfDeferredTaxAssetsAndLiabilitiesTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-421", "name": "us-gaap:DeferredTaxAssetsEquityMethodInvestments", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "us-gaap:ScheduleOfDeferredTaxAssetsAndLiabilitiesTableTextBlock", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R105": { "role": "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails", "longName": "9955581 - Disclosure - EARNINGS PER SHARE - (Details)", "shortName": "EARNINGS PER SHARE - (Details)", "isDefault": "false", "groupType": "disclosure",

"subGroupType": "details", "menuCat": "Details", "order": "105", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ProfitLoss", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:NetIncomeLossAvailableToCommonStockholdersBasic", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R106": { "role":
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails", "longName": "9955582 - Disclosure - CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION - Supplemental Cash Flows Information (Details)", "shortName": "CONSOLIDATED STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION - Supplemental Cash Flows Information (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "106", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:InterestPaidNet", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "us-gaap:InterestPaidNet", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R107": { "role": "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails", "longName": "9955583 - Disclosure - REPORTABLE SEGMENTS - Segment Revenues (Details)", "shortName": "REPORTABLE SEGMENTS - Segment Revenues (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "107", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:Revenues", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-454", "name": "us-gaap:CostOfGoodsAndServicesSold", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R108": { "role":
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails", "longName": "9955584 - Disclosure - REPORTABLE SEGMENTS - Reconciliation of Net Income to Net Operating Income (Details)", "shortName": "REPORTABLE SEGMENTS - Reconciliation of Net Income to Net Operating Income (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "108", "firstAnchor": { "contextRef": "c-1", "name": "us-gaap:ProfitLoss", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-1", "name": "cuz:NetOperatingIncomeFromUnconsolidatedJointVentures", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "us-gaap:ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "R109": { "role":
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails", "longName": "9955585 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation - Schedule of Properties (Details)", "shortName": "Schedule III - Real Estate and Accumulated Depreciation - Schedule of Properties (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "109", "firstAnchor": { "contextRef": "c-5", "name": "srt:RealEstateAndAccumulatedDepreciationAmountOfEncumbrances", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "srt:RealEstateAndAccumulatedDepreciationDisclosureTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "c-5", "name": "srt:RealEstateAndAccumulatedDepreciationAmountOfEncumbrances", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "srt:RealEstateAndAccumulatedDepreciationDisclosureTextBlock", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true, "unique": true } }, "R110": { "role":
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails", "longName": "9955586 - Disclosure - Schedule III - Real Estate and Accumulated Depreciation - Notes to Schedule III (Details)", "shortName": "Schedule III - Real Estate and Accumulated Depreciation - Notes to Schedule III (Details)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "details", "menuCat": "Details", "order": "110", "firstAnchor": { "contextRef": "c-6", "name": "cuz:SECSchedule1228RealEstateCompaniesInvestmentInRealEstateAfterImpairment", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "first": true }, "uniqueAnchor": { "contextRef": "c-25", "name": "cuz:SECSchedule1228RealEstateCompaniesInvestmentInRealEstateAfterImpairment", "unitRef": "usd", "xsiNil": "false", "lang": "en-US", "decimals": "-3", "ancestors": ["span", "td", "tr", "table", "div", "ix:continuation", "body", "html"], "reportCount": 1, "baseRef": "cuz-20241231.htm", "unique": true } }, "tag": {
"cuz_A100MillMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A100MillMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "100 Mill", "label": "100 Mill [Member]", "documentation": "100 Mill [Member]" } } }, "auth_ref": [] }, "cuz_A10YearUnsecuredSeniorNotesWithInterestRateOf395Member": {
"xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A10YearUnsecuredSeniorNotesWithInterestRateOf395Member",
"presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails"], "lang": { "en-us": { "role": { "terseLabel": "Senior Note, Unsecured Due 2029", "label": "10 Year Unsecured Senior Notes With Interest Rate Of 3.95% [Member]", "documentation": "10 Year Unsecured Senior Notes With Interest Rate Of 3.95%" } } }, "auth_ref": [] }, "cuz_A110EastPledgeOfEquityInterestsCharlotteNCOfficeBuildingMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "A110EastPledgeOfEquityInterestsCharlotteNCOfficeBuildingMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails"], "lang": { "en-us": { "role": { "terseLabel": "110 East - Pledge of equity interests Charlotte, NC, Office Building", "label": "110 East - Pledge of Equity Interests Charlotte, NC Office Building [Member]", "documentation": "110 East - Pledge of Equity Interests Charlotte, NC Office Building" } } }, "auth_ref": [] }, "cuz_A111WestRioMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "A111WestRioMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "111 West Rio", "label": "111 West Rio [Member]", "documentation": "111 West Rio [Member]" } } }, "auth_ref": [] }, "cuz_A2021StockRepurchaseProgramMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A2021StockRepurchaseProgramMember", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "2021 Stock Repurchase Program", "label":
"2021 Stock Repurchase Program [Member]", "documentation": "2021 Stock Repurchase Program Member" } } }, "auth_ref": [] }, "cuz_A2021TermLoanMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A2021TermLoanMember", "presentation": [
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2021 Term Loan", "label": "2021 Term Loan [Member]", "documentation": "2021 Term Loan" } } }, "auth_ref": [] }, "cuz_A2022TermLoanMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "A2022TermLoanMember", "presentation": [
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"
], "lang": { "en-us": { "role": { "terseLabel": "2022 Term Loan", "label": "2022 Term Loan [Member]", "documentation": "2022 Term Loan" } } }, "auth_ref": [] },
"cuz_A303TremontMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A303TremontMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "303 Tremont", "label": "303 Tremont [Member]", "documentation": "303 Tremont Member" } } }, "auth_ref": [] }, "cuz_A3344PeachtreeMember": { "xbrltype": "domainItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A3344PeachtreeMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "3344 Peachtree", "label": "3344 Peachtree [Member]", "documentation": "3344 Peachtree [Member]" } } }, "auth_ref": [] }, "cuz_A3348PeachtreeMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A3348PeachtreeMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "3348 Peachtree", "label": "3348 Peachtree [Member]", "documentation": "3348 Peachtree [Member]" } } }, "auth_ref": [] }, "cuz_A3350PeachtreeMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A3350PeachtreeMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "3350 Peachtree", "label": "3350 Peachtree [Member]", "documentation": "3350 Peachtree [Member]" } } }, "auth_ref": [] }, "cuz_A3354PeachtreeMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A3354PeachtreeMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel":
"3354/3356 Peachtree", "label": "3354 Peachtree [Member]", "documentation": "3354 Peachtree [Member]" } } }, "auth_ref": [] }, "cuz_A550SouthMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A550SouthMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "550 South", "label": "550 South [Member]", "documentation": "550 South" } } }, "auth_ref": [] }, "cuz_A5950SherryLaneMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "A5950SherryLaneMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "5950 Sherry Lane", "label": "5950 Sherry Lane [Member]", "documentation": "5950 Sherry Lane [Member]" } } }, "auth_ref": [] }, "cuz_A715PonceHoldingsLLCMember": {
"xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A715PonceHoldingsLLCMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "715 Ponce Holdings LLC", "label": "715 Ponce Holdings LLC [Member]", "documentation": "715 Ponce Holdings LLC" } } },
"auth_ref": [] }, "cuz_A715PonceJVMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A715PonceJVMember",
"presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails"], "lang": { "en-us": { "role": {
"terseLabel": "715 Ponce JV", "label": "715 Ponce JV [Member]", "documentation": "715 Ponce JV Member" } } }, "auth_ref": [] }, "cuz_A725PonceMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A725PonceMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "725 Ponce", "label": "725 Ponce [Member]", "documentation": "725 Ponce" } } }, "auth_ref": [] }, "cuz_A887WestPeachtreeMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "A887WestPeachtreeMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "887 West Peachtree", "label": "887 West Peachtree [Member]", "documentation": "887 West Peachtree Member" } } }, "auth_ref": [] },
"cuz_A8YearUnsecuredSeniorNotesWithInterestRateOf378Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"A8YearUnsecuredSeniorNotesWithInterestRateOf378Member", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails"],
"lang": { "en-us": { "role": { "terseLabel": "Senior Note, Unsecured Due 2027", "label": "8 Year Unsecured Senior Notes With Interest Rate Of 3.78% [Member]",
"documentation": "8 Year Unsecured Senior Notes With Interest Rate Of 3.78%" } } }, "auth_ref": [] }, "cuz_A9YearUnsecuredSeniorNotesWithInterestRateOf386Member": {
"xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "A9YearUnsecuredSeniorNotesWithInterestRateOf386Member",
"presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails"], "lang": { "en-us": { "role": { "terseLabel": "Senior Note, Unsecured Due 2028", "label": "9 Year Unsecured Senior Notes With Interest Rate Of 3.86% [Member]", "documentation": "9 Year Unsecured Senior Notes With Interest Rate Of 3.86%" } } }, "auth_ref": [] }, "cuz_AMCO120WTHoldingsLLCMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"AMCO120WTHoldingsLLCMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "AMCO 120 WT Holdings, LLC", "label": "AMCO 120 WT Holdings, LLC [Member]", "documentation": "AMCO 120 WT Holdings,

LLC [Member]" } } }, "auth_ref": [] }, "cuz_AMLIResidentialMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AMLIResidentialMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails"], "lang": { "en-us": { "role": { "terseLabel": "AMLI Residential", "label": "AMLI Residential [Member]", "documentation": "AMLI Residential [Member]" } } }, "auth_ref": [] }, "cuz_ATMProgramMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "ATMProgramMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "ATM Program", "label": "ATM Program [Member]", "documentation": "ATM Program" } } }, "auth_ref": [] }, "us-gaap_AboveMarketLeasesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AboveMarketLeasesMember", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails",
"http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Above market leases (1)", "verboseLabel": "Above-Market Leases", "label": "Above Market Leases [Member]", "documentation": "Leases acquired as part of a real property acquisition at above market lease rate." } } }, "auth_ref": ["r1270", "r1271", "r1272", "r1273", "r1274", "r1275", "r1277", "r1278"] }, "us-gaap_AccountingPoliciesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccountingPoliciesAbstract", "lang": { "en-us": { "role": { "terseLabel": "Accounting Policies [Abstract]", "label": "Accounting Policies [Abstract]" } } }, "auth_ref": [] }, "us-gaap_AccountsAndNotesReceivableNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccountsAndNotesReceivableNet", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 3.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "terseLabel": "Accounts receivable", "label": "Accounts and Financing Receivable, after Allowance for Credit Loss", "documentation": "Amount, after allowance for credit loss, of accounts and financing receivable. Includes, but is not limited to, notes and loan receivable." } } }, "auth_ref": ["r1263", "r1381"] }, "us-gaap_AccountsPayableAndAccruedLiabilitiesCurrentAndNoncurrent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccountsPayableAndAccruedLiabilitiesCurrentAndNoncurrent", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "terseLabel": "Accounts payable and accrued expenses", "label": "Accounts Payable and Accrued Liabilities", "documentation": "Sum of the carrying values as of the balance sheet date of obligations incurred through that date, including liabilities incurred and payable to vendors for goods and services received, taxes, interest, rent and utilities, compensation costs, payroll taxes and fringe benefits (other than pension and postretirement obligations), contractual rights and obligations, and statutory obligations." } } }, "auth_ref": ["r166", "r167"] },
"cuz_AccountsPayableAndOtherLiabilitiesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AccountsPayableAndOtherLiabilitiesMember", "presentation": ["http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Accounts payable and other liabilities", "label": "Accounts Payable And Other Liabilities [Member]", "documentation": "Accounts Payable And Other Liabilities" } } }, "auth_ref": [] }, "us-gaap_AccumulatedAmortizationDeferredFinanceCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccumulatedAmortizationDeferredFinanceCosts", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/OTHERASSETSDetails"], "lang": { "en-us": { "role": { "terseLabel": "Accumulated amortization of line of credit deferred financing costs", "label": "Accumulated Amortization, Debt Issuance Costs", "documentation": "Amount of accumulated amortization of debt issuance costs." } } }, "auth_ref": ["r1358", "r1360"] }, "cuz_AccumulatedAmortizationIncentivesToLessees": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AccumulatedAmortizationIncentivesToLessees", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/OTHERASSETSDetails"], "lang": { "en-us": { "role": { "terseLabel": "Accumulated amortization of lease inducements", "label": "Accumulated Amortization Incentives to Lessees", "documentation": "This item represents the accumulated amortization of the deferred charge for an incentive or inducement granted by a lessor to a lessee, in order to motivate the lessee to enter the lease agreement, which incentive or inducement is to be recognized as a reduction of rental revenue over the lease term." } } }, "auth_ref": [] }, "us-gaap_AccumulatedDistributionsInExcessOfNetIncome": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccumulatedDistributionsInExcessOfNetIncome", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_StockholdersEquity", "weight": -1.0, "order": 4.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Distributions in excess of cumulative net income", "label": "Accumulated Distributions in Excess of Net Income", "documentation": "The amount as of the balance sheet date by which cumulative distributions to shareholders (or partners) exceed retained earnings (or accumulated earnings)." } } }, "auth_ref": ["r1411"] }, "us-gaap_AccumulatedOtherComprehensiveIncomeLossNetOfTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccumulatedOtherComprehensiveIncomeLossNetOfTax", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_StockholdersEquity", "weight": 1.0, "order": 5.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "terseLabel": "Accumulated other comprehensive income (loss)", "label": "Accumulated Other Comprehensive Income (Loss), Net of Tax", "documentation": "Amount, after tax, of accumulated increase (decrease) in equity from transaction and other event and circumstance from nonowner source." } } }, "auth_ref": ["r21", "r22", "r121", "r262", "r778", "r818", "r822"] }, "us-gaap_AccumulatedOtherComprehensiveIncomeMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccumulatedOtherComprehensiveIncomeMember", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity"], "lang": { "en-us": { "role": { "terseLabel": "Accumulated Other Comprehensive Income (Loss)", "label": "AOCI Attributable to Parent [Member]", "documentation": "Accumulated increase (decrease) in equity from transactions and other events and circumstances from non-owner sources, attributable to the parent. Excludes net income (loss), and accumulated changes in equity from transactions resulting from investments by owners and distributions to owners." } } }, "auth_ref": ["r2", "r15", "r22", "r656", "r659", "r721", "r813", "r814", "r1240", "r1241", "r1242", "r1251", "r1252", "r1253", "r1254"] }, "us-gaap_AcquiredFiniteLivedIntangibleAssetsWeightedAverageUsefulLife": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AcquiredFiniteLivedIntangibleAssetsWeightedAverageUsefulLife", "presentation": [
"http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Weighted average remaining lease term", "label": "Acquired Finite-Lived Intangible Assets, Weighted Average Useful Life", "documentation": "Weighted average amortization period of finite-lived intangible assets acquired either individually or as part of a group of assets, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days." } } }, "auth_ref": ["r421", "r1011"] }, "ecd_Additional402vDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Additional402vDisclosureTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Additional 402(v) Disclosure", "label": "Additional 402(v) Disclosure [Text Block]" } } }, "auth_ref": ["r1153"] }, "us-gaap_AdditionalPaidInCapitalCommonStock": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdditionalPaidInCapitalCommonStock", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_StockholdersEquity", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "terseLabel": "Additional paid-in capital", "label": "Additional Paid in Capital, Common Stock", "documentation": "Value received from shareholders in common stock-related transactions that are in excess of par value or stated value and amounts received from other stock-related transactions. Includes only common stock transactions (excludes preferred stock transactions). May be called contributed capital, capital in excess of par, capital surplus, or paid-in capital." } } }, "auth_ref": ["r117"] }, "us-gaap_AdditionalPaidInCapitalMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdditionalPaidInCapitalMember", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity"], "lang": { "en-us": { "role": { "verboseLabel": "Additional Paid-In Capital", "label": "Additional Paid-in Capital [Member]", "documentation": "Excess of issue price over par or stated value of the entity's capital stock and amounts received from other transactions involving the entity's stock or stockholders." } } }, "auth_ref": ["r836", "r1251", "r1252", "r1253", "r1254", "r1342", "r1416"] },
"cuz_AdditionsOfRealEstateAccumulatedDepreciationDuringPeriodAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AdditionsOfRealEstateAccumulatedDepreciationDuringPeriodAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "terseLabel": "Additions during the period:", "label": "Additions of Real Estate Accumulated Depreciation During Period [Abstract]", "documentation": "Additions of real estate accumulated depreciation during period." } } }, "auth_ref": [] }, "cuz_AdditionsOfRealEstateDuringPeriodAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AdditionsOfRealEstateDuringPeriodAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Additions during the period:", "label": "Additions of Real Estate During Period [Abstract]", "documentation": "Additions of real estate during period." } } }, "auth_ref": [] }, "ecd_AdjToCompAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToCompAmt", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Adjustment to Compensation, Amount", "label": "Adjustment to Compensation Amount" } } }, "auth_ref": ["r1166"] }, "ecd_AdjToCompAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToCompAxis", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Adjustment to Compensation:", "label": "Adjustment to Compensation [Axis]" } } }, "auth_ref": ["r1166"] }, "ecd_AdjToNonPeoNeoCompFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToNonPeoNeoCompFnTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Adjustment to Non-PEO NEO Compensation Footnote", "label": "Adjustment to Non-PEO NEO Compensation Footnote [Text Block]" } } }, "auth_ref": ["r1166"] },
"ecd_AdjToPeoCompFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToPeoCompFnTextBlock", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Adjustment To PEO Compensation, Footnote", "label": "Adjustment To PEO Compensation, Footnote [Text Block]" } } }, "auth_ref": ["r1166"] }, "cuz_AdjustedSOFRMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AdjustedSOFRMember", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Adjusted SOFR", "label": "Adjusted SOFR [Member]", "documentation": "Adjusted SOFR" } } }, "auth_ref": [] }, "us-gaap_AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows"], "lang": { "en-us": { "role": { "verboseLabel": "Adjustments to reconcile net income\u00a0to net cash provided by operating activities:", "label": "Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract]" } } }, "auth_ref": [] }, "us-gaap_AdvanceRent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdvanceRent", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails": { "parentTag": "us-gaap_OtherLiabilities", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails"], "lang": { "en-us": { "role": { "terseLabel": "Prepaid rent", "label": "Advance Rent", "documentation": "Amount at the balance sheet date that has been received by the entity that represents rents paid in advance." } } }, "auth_ref": [] },
"ecd_AggtChngPnsnValInSummryCompstnTblForAplblYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AggtChngPnsnValInSummryCompstnTblForAplblYrMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table", "label": "Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table [Member]" } } }, "auth_ref": ["r1211"] }, "ecd_AggtErrCompAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AggtErrCompAmt", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Aggregate Erroneous Compensation Amount", "label": "Aggregate Erroneous Compensation Amount" } } }, "auth_ref": ["r1124", "r1135", "r1145", "r1178"] }, "ecd_AggtErrCompNotYetDeterminedTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AggtErrCompNotYetDeterminedTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Aggregate Erroneous Compensation Not Yet Determined", "label": "Aggregate Erroneous Compensation Not Yet Determined [Text Block]" } } }, "auth_ref": ["r1127", "r1138", "r1148", "r1181"] }, "ecd_AggtPnsnAdjsSvcCstMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AggtPnsnAdjsSvcCstMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Aggregate Pension Adjustments Service Cost", "label": "Aggregate Pension Adjustments Service Cost [Member]" } } }, "auth_ref": ["r1212"] }, "ecd_AllAdjToCompMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AllAdjToCompMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "All Adjustments to Compensation", "label": "All Adjustments to Compensation [Member]" } } }, "auth_ref": ["r1166"] }, "ecd_AllExecutiveCategoriesMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AllExecutiveCategoriesMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"],

```
"lang": { "en-us": { "role": { "terseLabel": "All Executive Categories", "label": "All Executive Categories [Member]" } } }, "auth_ref": [ "r1173" ] }, "ecd_AllIndividualsMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AllIndividualsMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure", "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "All Individuals", "label": "All Individuals [Member]" } } }, "auth_ref": [ "r1128", "r1139", "r1149", "r1173", "r1182", "r1186", "r1194" ] }, "ecd_AllTradingArrangementsMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AllTradingArrangementsMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "All Trading Arrangements", "label": "All Trading Arrangements [Member]" } } }, "auth_ref": [ "r1192" ] }, "us-gaap_AllocatedShareBasedCompensationExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AllocatedShareBasedCompensationExpense", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Total stock-based compensation expense", "verboseLabel": "Stock-based compensation expense", "label": "Share-Based Payment Arrangement, Expense", "documentation": "Amount of expense for award under share-based payment arrangement. Excludes amount capitalized." } } }, "auth_ref": [ "r580", "r590" ] }, "dei_AmendmentFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "AmendmentFlag", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Amendment Flag", "label": "Amendment Flag", "documentation": "Boolean flag that is true when the XBRL content amends previously-filed or accepted submission." } } }, "auth_ref": [] }, "us-gaap_AmortizationOfAboveAndBelowMarketLeases": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AmortizationOfAboveAndBelowMarketLeases", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Amortization of above and below Market Leases", "label": "Amortization of above and below Market Leases", "documentation": "Amount of non-cash amortization of intangible asset (liability) for above and below market leases." } } }, "auth_ref": [ "r1246" ] }, "us-gaap_AmortizationOfFinancingCostsAndDiscounts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AmortizationOfFinancingCostsAndDiscounts", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 5.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Amortization of deferred financing costs, debt premiums, and debt discounts, net", "label": "Amortization of Debt Issuance Costs and Discounts", "documentation": "Amount of amortization expense attributable to debt discount (premium) and debt issuance costs." } } }, "auth_ref": [ "r484", "r1038", "r1039", "r1246", "r1359" ] }, "cuz_AmortizationOfIntangibleAssetAndLiabilitiesTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AmortizationOfIntangibleAssetAndLiabilitiesTableTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESTables" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Amortization of Intangible Asset and Liabilities", "label": "Amortization Of Intangible Asset And Liabilities [Table Text Block]", "documentation": "Amortization Of Intangible Asset And Liabilities" } } }, "auth_ref": [] }, "us-gaap_AmortizationOfIntangibleAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AmortizationOfIntangibleAssets", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Net amortization expense of intangible assets and liabilities", "label": "Amortization of Intangible Assets", "documentation": "The aggregate expense charged against earnings to allocate the cost of intangible assets (nonphysical assets not used in production) in a systematic and rational manner to the periods expected to benefit from such assets. As a noncash expense, this element is added back to net income when calculating cash provided by or used in operations using the indirect method." } } }, "auth_ref": [ "r8", "r418", "r425", "r1034" ] }, "cuz_AmortizationOfStockBasedCompensationNetOfForfeitures": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AmortizationOfStockBasedCompensationNetOfForfeitures", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Amortization of stock based compensation, net of forfeitures", "label": "Amortization Of Stock Based Compensation, Net Of Forfeitures", "documentation": "Amortization Of Stock Based Compensation, Net Of Forfeitures" } } }, "auth_ref": [] }, "us-gaap_AreaOfLand": { "xbrltype": "areaItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AreaOfLand", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Area of land", "label": "Area of Land", "documentation": "Area of land held." } } }, "auth_ref": [] }, "us-gaap_AreaOfRealEstateProperty": { "xbrltype": "areaItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AreaOfRealEstateProperty", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails", "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Area of property acquired", "terseLabel": "Area of real estate property", "label": "Area of Real Estate Property", "documentation": "Area of a real estate property." } } }, "auth_ref": [] }, "cuz_AssetAcquisitionAcquisitionRelatedCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AssetAcquisitionAcquisitionRelatedCosts", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Acquisition costs", "label": "Asset Acquisition, Acquisition Related Costs", "documentation": "Asset Acquisition, Acquisition Related Costs" } } }, "auth_ref": [] }, "cuz_AssetAcquisitionAssetAcquiredAndLiabilitiesAssumedNet": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AssetAcquisitionAssetAcquiredAndLiabilitiesAssumedNet", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "totalLabel": "Total net assets acquired", "label": "Asset Acquisition, Asset Acquired And Liabilities Assumed, Net", "documentation": "Asset Acquisition, Asset Acquired And Liabilities Assumed, Net" } } }, "auth_ref": [] }, "us-gaap_AssetAcquisitionAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionAxis", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Asset Acquisition [Axis]", "label": "Asset Acquisition [Axis]", "documentation": "Information by asset acquisition." } } }, "auth_ref": [ "r419", "r420", "r421", "r422", "r423", "r1337" ] }, "us-gaap_AssetAcquisitionConsiderationTransferred": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionConsiderationTransferred", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Closing Purchase Price", "label": "Asset Acquisition, Consideration Transferred", "documentation": "Amount of consideration transferred in asset acquisition. Includes, but is not limited to, cash, liability incurred by acquirer, and equity interest issued by acquirer." } } }, "auth_ref": [ "r1055", "r1338", "r1339", "r1340" ] }, "us-gaap_AssetAcquisitionDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionDomain", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Asset Acquisition [Domain]", "label": "Asset Acquisition [Domain]", "documentation": "Asset acquisition." } } }, "auth_ref": [ "r419", "r420", "r421", "r422", "r423", "r1337" ] }, "cuz_AssetAcquisitionIntangibileLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AssetAcquisitionIntangibileLiabilities", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails": { "parentTag": "cuz_AssetAcquisitionAssetAcquiredAndLiabilitiesAssumedNet", "weight": -1.0, "order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Intangible and other liabilities", "terseLabel": "Intangible and other liabilities", "label": "Asset Acquisition, Intangible Liabilities", "documentation": "Asset Acquisition, Intangible Liabilities" } } }, "auth_ref": [] }, "cuz_AssetAcquisitionIntangibleAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AssetAcquisitionIntangibleAssets", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails": { "parentTag": "cuz_AssetAcquisitionAssetAcquiredAndLiabilitiesAssumedNet", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Intangible and other assets", "label": "Asset Acquisition, Intangible Assets", "documentation": "Asset Acquisition, Intangible Assets" } } }, "auth_ref": [] }, "us-gaap_AssetAcquisitionLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionLineItems", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Asset Acquisition [Line Items]", "label": "Asset Acquisition [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r1337" ] }, "cuz_AssetAcquisitionOperatingProperties": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AssetAcquisitionOperatingProperties", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails": { "parentTag": "cuz_AssetAcquisitionAssetAcquiredAndLiabilitiesAssumedNet", "weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating properties", "label": "Asset Acquisition, Operating Properties", "documentation": "Asset Acquisition, Operating Properties" } } }, "auth_ref": [] }, "us-gaap_AssetAcquisitionTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionTable", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Asset Acquisition [Table]", "label": "Asset Acquisition [Table]", "documentation": "Disclosure of information about asset acquisition." } } }, "auth_ref": [ "r1337" ] }, "us-gaap_AssetAcquisitionTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionTableTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATETables" ], "lang": { "en-us": { "role": { "terseLabel": "Summary of Acquisition Transactions", "label": "Asset Acquisition [Table Text Block]", "documentation": "Tabular disclosure of asset acquisition." } } }, "auth_ref": [ "r1337" ] }, "cuz_AssetAcquistionNetOperatingLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AssetAcquistionNetOperatingLiabilities", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Net operating liabilities", "label": "Asset Acquistion, Net Operating Liabilities", "documentation": "Asset Acquistion, Net Operating Liabilities" } } }, "auth_ref": [] }, "us-gaap_Assets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Assets", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "totalLabel": "Total assets", "terseLabel": "Total Assets", "label": "Assets", "documentation": "Amount of asset recognized for present right to economic benefit." } } }, "auth_ref": [ "r164", "r183", "r258", "r292", "r337", "r345", "r371", "r375", "r393", "r451", "r452", "r454", "r455", "r456", "r457", "r458", "r460", "r461", "r645", "r649", "r683", "r774", "r878", "r1026", "r1027", "r1066", "r1101", "r1292", "r1293", "r1368" ] }, "us-gaap_AssetsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetsAbstract", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "verboseLabel": "Assets:", "label": "Assets [Abstract]" } } }, "auth_ref": [] }, "cuz_AtlantaGAMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AtlantaGAMember", "presentation": [ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Atlanta", "label": "Atlanta, GA [Member]", "documentation": "Atlanta, GA [Member]" } } }, "auth_ref": [] }, "cuz_AtlantaGeorgiaMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AtlantaGeorgiaMember", "presentation": [ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Atlanta, GA", "label": "Atlanta, Georgia [Member]", "documentation": "Atlanta, Georgia [Member]" } } }, "auth_ref": [] }, "cuz_AtlantaLandMember": { "xbrltype": "domainItemType",
```

```
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AtlantaLandMember", "presentation": [
"http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Atlanta Land", "label": "Atlanta Land [Member]",
"documentation": "Atlanta Land" } } }, "auth_ref": [] }, "cuz_AuditInformationAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "AuditInformationAbstract", "lang": { "en-us": { "role": { "label": "Audit Information [Abstract]", "documentation": "Audit Information" } } }, "auth_ref": [] },
"dei_AuditorFirmId": { "xbrltype": "nonemptySequenceNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "AuditorFirmId", "presentation": [
"http://www.cousinsproperties.com/role/AuditInformation" ], "lang": { "en-us": { "role": { "terseLabel": "Auditor Firm ID", "label": "Auditor Firm ID", "documentation": "PCAOB
issued Audit Firm Identifier" } } }, "auth_ref": [ "r1107", "r1108", "r1131" ] }, "dei_AuditorLocation": { "xbrltype": "internationalNameItemType", "nsuri":
"http://xbrl.sec.gov/dei/2024", "localname": "AuditorLocation", "presentation": [ "http://www.cousinsproperties.com/role/AuditInformation" ], "lang": { "en-us": { "role": {
"terseLabel": "Auditor Location", "label": "Auditor Location" } } }, "auth_ref": [ "r1107", "r1108", "r1131" ] }, "dei_AuditorName": { "xbrltype": "internationalNameItemType",
"nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "AuditorName", "presentation": [ "http://www.cousinsproperties.com/role/AuditInformation" ], "lang": { "en-us": { "role": {
"terseLabel": "Auditor Name", "label": "Auditor Name" } } }, "auth_ref": [ "r1107", "r1108", "r1131" ] }, "cuz_Austin300ColoradoProjectLPMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "Austin300ColoradoProjectLPMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "300
Colorado", "label": "Austin 300 Colorado Project, LP [Member]", "documentation": "Austin 300 Colorado Project, LP [Member]" } } }, "auth_ref": [] }, "cuz_AustinTXMember":
{ "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AustinTXMember", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Austin", "terseLabel": "Austin, TX", "label": "Austin, TX [Member]", "documentation": "Austin, TX" } } }, "auth_ref": [] }, "cuz_AvalonMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "AvalonMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Avalon",
"label": "Avalon [Member]", "documentation": "Avalon Member" } } }, "auth_ref": [] }, "ecd_AwardExrcPrice": { "xbrltype": "perShareItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "AwardExrcPrice", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "Exercise Price", "label": "Award Exercise Price" } } }, "auth_ref": [ "r1189" ] }, "ecd_AwardGrantDateFairValue": { "xbrltype": "monetaryItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "AwardGrantDateFairValue", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "Fair Value as of Grant Date", "label": "Award Grant Date Fair Value" } } }, "auth_ref": [ "r1190" ] }, "ecd_AwardTmgDiscLineItems": { "xbrltype":
"stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgDiscLineItems", "lang": { "en-us": { "role": { "label": "Award Timing Disclosures [Line
Items]" } } }, "auth_ref": [ "r1185" ] }, "ecd_AwardTmgHowMnpiCnsdrdTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"AwardTmgHowMnpiCnsdrdTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Award Timing,
How MNPI Considered", "label": "Award Timing, How MNPI Considered [Text Block]" } } }, "auth_ref": [ "r1185" ] }, "ecd_AwardTmgMethodTextBlock": { "xbrltype":
"textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgMethodTextBlock", "presentation": [
"http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Award Timing Method", "label": "Award Timing Method [Text Block]" } } },
"auth_ref": [ "r1185" ] }, "ecd_AwardTmgMnpiCnsdrdFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgMnpiCnsdrdFlag",
"presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Award Timing MNPI Considered", "label": "Award Timing
MNPI Considered [Flag]" } } }, "auth_ref": [ "r1185" ] }, "ecd_AwardTmgMnpiDiscTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024",
"localname": "AwardTmgMnpiDiscTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Award
Timing MNPI Disclosure", "label": "Award Timing MNPI Disclosure [Text Block]" } } }, "auth_ref": [ "r1185" ] }, "ecd_AwardTmgPredtrmndFlag": { "xbrltype":
"booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgPredtrmndFlag", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ],
"lang": { "en-us": { "role": { "terseLabel": "Award Timing Predetermined", "label": "Award Timing Predetermined [Flag]" } } }, "auth_ref": [ "r1185" ] }, "us-
gaap_AwardTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AwardTypeAxis", "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails", "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "Award Type [Axis]", "label": "Award Type [Axis]", "documentation": "Information by type of award under share-based payment arrangement." } } }, "auth_ref": [
"r551", "r552", "r553", "r555", "r556", "r557", "r558", "r559", "r560", "r561", "r562", "r563", "r564", "r565", "r566", "r567", "r568", "r569", "r570", "r571", "r572", "r575",
"r576", "r577", "r578", "r579" ] }, "ecd_AwardUndrlygSecuritiesAmt": { "xbrltype": "decimalItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"AwardUndrlygSecuritiesAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Underlying Securities",
"label": "Award Underlying Securities Amount" } } }, "auth_ref": [ "r1188" ] }, "ecd_AwardsCloseToMnpiDiscIndName": { "xbrltype": "stringItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "AwardsCloseToMnpiDiscIndName", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": {
"role": { "terseLabel": "Name", "label": "Awards Close in Time to MNPI Disclosures, Individual Name" } } }, "auth_ref": [ "r1187" ] }, "ecd_AwardsCloseToMnpiDiscTable": {
"xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardsCloseToMnpiDiscTable", "presentation": [
"http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Awards Close in Time to MNPI Disclosures", "label": "Awards Close in Time
to MNPI Disclosures [Table]" } } }, "auth_ref": [ "r1186" ] }, "ecd_AwardsCloseToMnpiDiscTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "AwardsCloseToMnpiDiscTableTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-
us": { "role": { "terseLabel": "Awards Close in Time to MNPI Disclosures, Table", "label": "Awards Close in Time to MNPI Disclosures [Table Text Block]" } } }, "auth_ref": [
"r1186" ] }, "us-gaap_BaseRateMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BaseRateMember", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails" ], "lang": { "en-us":
{ "role": { "terseLabel": "Base Rate", "label": "Base Rate [Member]", "documentation": "Minimum rate investor will accept." } } }, "auth_ref": [] },
"cuz_BasisOfPresentationPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"BasisOfPresentationPolicyTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": {
"verboseLabel": "Basis of Presentation", "label": "Basis of Presentation [Policy Text Block]", "documentation": "Basis of Presentation." } } }, "auth_ref": [] },
"cuz_BelowMarketGroundLeasesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"BelowMarketGroundLeasesMember", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Below-
Market Ground Leases", "verboseLabel": "Below-Market Ground Leases", "label": "Below-Market Ground Leases [Member]", "documentation": "Below-Market Ground Leases
[Member]" } } }, "auth_ref": [] }, "cuz_BelowMarketLeasesAboveMarketLeasesMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "BelowMarketLeasesAboveMarketLeasesMember", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Below-Market Leases, Above-Market Leases", "label": "Below-Market Leases, Above-Market Leases [Member]", "documentation": "Below-Market Leases, Above-
Market Leases" } } }, "auth_ref": [] }, "cuz_BelowMarketLeasesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"BelowMarketLeasesMember", "presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails",
"http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Below-Market Leases",
"label": "Below-Market Leases [Member]", "documentation": "Below-Market Leases [Member]" } } }, "auth_ref": [] }, "cuz_BlairlakePlazaMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "BlairlakePlazaMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Briarlake Plaza", "label": "Blairlake Plaza [Member]", "documentation": "Blairlake Plaza [Member]" } } }, "auth_ref": [] }, "cuz_BuckheadPlazaMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "BuckheadPlazaMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Buckhead Plaza", "label": "Buckhead Plaza [Member]", "documentation": "Buckhead Plaza [Member]" } } }, "auth_ref": [] }, "us-
gaap_BuildingAndBuildingImprovementsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"BuildingAndBuildingImprovementsMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Buildings
and Improvements", "label": "Building and Building Improvements [Member]", "documentation": "Facility held for productive use including, but not limited to, office,
production, storage and distribution facilities and any addition, improvement, or renovation to the structure, for example, but not limited to, interior masonry, interior
flooring, electrical, and plumbing." } } }, "auth_ref": [] }, "us-gaap_BuildingMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"BuildingMember", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails" ], "lang": { "en-us": {
"role": { "verboseLabel": "Buildings", "label": "Building [Member]", "documentation": "Facility held for productive use including, but not limited to, office, production, storage
and distribution facilities." } } }, "auth_ref": [ "r141" ] }, "us-gaap_BusinessCombinationsPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "BusinessCombinationsPolicy", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": {
"role": { "verboseLabel": "Acquisition of Real Estate Assets", "label": "Business Combinations Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for
completed business combinations (purchase method, acquisition method or combination of entities under common control). This accounting policy may include a general
discussion of the purchase method or acquisition method of accounting (including for example, the treatment accorded contingent consideration, the identification of assets
and liabilities, the purchase price allocation process, how the fair values of acquired assets and liabilities are determined) and the entity's specific application thereof. An
entity that acquires another entity in a leveraged buyout transaction generally discloses the accounting policy followed by the acquiring entity in determining the basis used
to value its interest in the acquired entity, and the rationale for that accounting policy." } } }, "auth_ref": [ "r153", "r154", "r155", "r156" ] }, "cuz_CTRSMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "CTRSMember", "presentation": [
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails",
"http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "CTRS", "label":
"CTRS [Member]", "documentation": "CTRS [Member]" } } }, "auth_ref": [] }, "us-gaap_CapitalExpendituresIncurredButNotYetPaid": { "xbrltype": "monetaryItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "CapitalExpendituresIncurredButNotYetPaid", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Accrued capital expenditures included in accounts payable and accrued expenses", "label": "Capital Expenditures Incurred but Not yet Paid",
"documentation": "Future cash outflow to pay for purchases of fixed assets that have occurred." } } }, "auth_ref": [ "r32", "r33", "r34" ] },
"cuz_CarolinaSquareHoldingsLPMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"CarolinaSquareHoldingsLPMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
```

```
], "lang": { "en-us": { "role": { "terseLabel": "Carolina Square Holdings LP", "label": "Carolina Square Holdings LP [Member]", "documentation": "Carolina Square Holdings LP [Member]" } } }, "auth_ref": [] }, "us-gaap_CashAndCashEquivalentsAtCarryingValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashAndCashEquivalentsAtCarryingValue", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "verboseLabel": "Cash and cash equivalents", "label": "Cash and Cash Equivalents, at Carrying Value", "documentation": "Amount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation." } } }, "auth_ref": [ "r29", "r254", "r1016" ] }, "us-gaap_CashAndCashEquivalentsRestrictedCashAndCashEquivalentsPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashAndCashEquivalentsRestrictedCashAndCashEquivalentsPolicy", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "terseLabel": "Restricted Cash", "label": "Cash and Cash Equivalents, Restricted Cash and Cash Equivalents, Policy [Policy Text Block]", "documentation": "Entity's cash and cash equivalents accounting policy with respect to restricted balances. Restrictions may include legally restricted deposits held as compensating balances against short-term borrowing arrangements, contracts entered into with others, or company statements of intention with regard to particular deposits; however, time deposits and short-term certificates of deposit are not generally included in legally restricted deposits." } } }, "auth_ref": [ "r30", "r162" ] }, "us-gaap_CashAndCashEquivalentsUnrestrictedCashAndCashEquivalentsPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashAndCashEquivalentsUnrestrictedCashAndCashEquivalentsPolicy", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "verboseLabel": "Cash and Cash Equivalents", "label": "Cash and Cash Equivalents, Unrestricted Cash and Cash Equivalents, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for cash and cash equivalents with respect to unrestricted balances." } } }, "auth_ref": [ "r30" ] }, "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "periodStartLabel": "CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD", "periodEndLabel": "CASH AND CASH EQUIVALENTS AT END OF PERIOD", "label": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents", "documentation": "Amount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": [ "r29", "r136", "r288" ] }, "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "totalLabel": "NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS", "label": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Including Exchange Rate Effect", "documentation": "Amount of increase (decrease) in cash, cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": [ "r1", "r136" ] }, "us-gaap_CashFlowHedgeGainLossToBeReclassifiedWithinTwelveMonths": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"CashFlowHedgeGainLossToBeReclassifiedWithinTwelveMonths", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Reclassification of interest expense", "label": "Cash Flow Hedge Gain (Loss) to be Reclassified within 12 Months", "documentation": "The estimated net amount of existing gains or losses on cash flow hedges at the reporting date expected to be reclassified to earnings within the next 12 months." } } }, "auth_ref": [ "r84" ] }, "us-gaap_CashFlowSupplementalDisclosuresTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"CashFlowSupplementalDisclosuresTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATION" ], "lang": { "en-us": { "role": { "verboseLabel":
"CONSOLIDATED STATEMENTS OF CASH FLOWS-SUPPLEMENTAL INFORMATION", "label": "Cash Flow, Supplemental Disclosures [Text Block]", "documentation": "The entire disclosure for supplemental cash flow activities, including cash, noncash, and part noncash transactions, for the period. Noncash is defined as information about all investing and financing activities of an enterprise during a period that affect recognized assets or liabilities but that do not result in cash receipts or cash payments in the period. \"Part noncash\" refers to that portion of the transaction not resulting in cash receipts or cash payments in the period." } } }, "auth_ref": [ "r131" ] },
"cuz_CashPaidForRSUVestingAndDividendPayments": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"CashPaidForRSUVestingAndDividendPayments", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Total cash paid for vesting and dividend payments", "label": "Cash Paid For RSU Vesting And Dividend Payments", "documentation": "Cash Paid For RSU Vesting And Dividend Payments" } } }, "auth_ref": [] }, "ecd_ChangedPeerGroupFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"ChangedPeerGroupFnTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Changed Peer Group, Footnote", "label": "Changed Peer Group, Footnote [Text Block]" } } }, "auth_ref": [ "r1164" ] }, "cuz_CharlotteNCMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "CharlotteNCMember", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Charlotte", "label": "Charlotte, NC [Member]", "documentation": "Charlotte, NC [Member]" } } }, "auth_ref": [] }, "cuz_CharlotteNorthCarolinaMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "CharlotteNorthCarolinaMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Charlotte, NC", "label": "Charlotte, North Carolina [Member]", "documentation": "Charlotte, North Carolina [Member]" } } }, "auth_ref": [] },
"ecd_ChngInFrValAsOfVstngDtOfPrrYrEqtyAwrdsVstdInCvrdYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"ChngInFrValAsOfVstngDtOfPrrYrEqtyAwrdsVstdInCvrdYrMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel":
"Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year", "label": "Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year [Member]" } } }, "auth_ref": [ "r1161" ] }, "ecd_ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsGrntdInPrrYrsMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsGrntdInPrrYrsMember", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested", "label": "Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested [Member]" } } }, "auth_ref": [ "r1159" ] }, "dei_CityAreaCode": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CityAreaCode", "presentation": [
"http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "City Area Code", "label": "City Area Code", "documentation": "Area code of city" } } }, "auth_ref": [] }, "us-gaap_ClassOfStockDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfStockDomain", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Class of Stock [Domain]", "label": "Class of Stock [Domain]", "documentation": "Share of stock differentiated by the voting rights the holder receives. Examples include, but are not limited to, common stock, redeemable preferred stock, nonredeemable preferred stock, and convertible stock." } } }, "auth_ref": [ "r201", "r259", "r260", "r261", "r292", "r318", "r322", "r329", "r331", "r339", "r340", "r393", "r451", "r454", "r455", "r456", "r460", "r461", "r494", "r495", "r498", "r501", "r508", "r683", "r829", "r830", "r831", "r832", "r836", "r837", "r838", "r839", "r840", "r841", "r842", "r843", "r844", "r845", "r846", "r847", "r867", "r887", "r904", "r984", "r985", "r986", "r987", "r988", "r1216", "r1247", "r1255" ] }, "us-gaap_ClassOfStockLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfStockLineItems", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Class of Stock [Line Items]",
"label": "Class of Stock [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r259", "r260", "r261", "r339", "r494", "r495", "r496", "r498", "r501", "r506", "r508", "r829", "r830", "r831", "r832", "r1040", "r1216", "r1247" ] }, "ecd_CoSelectedMeasureAmt": { "xbrltype": "decimalItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "CoSelectedMeasureAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "Company Selected Measure Amount", "label": "Company Selected Measure Amount" } } }, "auth_ref": [ "r1165" ] }, "ecd_CoSelectedMeasureName": {
"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CoSelectedMeasureName", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Company Selected Measure Name", "label": "Company Selected Measure Name" } } },
"auth_ref": [ "r1165" ] }, "cuz_ColoradoTowerMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"ColoradoTowerMember", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Colorado Tower", "verboseLabel": "Colorado Tower", "label": "Colorado Tower [Member]", "documentation": "Colorado Tower [Member]" } } }, "auth_ref": [] }, "us-gaap_CommitmentsAndContingencies": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommitmentsAndContingencies", "crdr":
"credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_LiabilitiesAndStockholdersEquity", "weight": 1.0,
"order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "terseLabel": "Commitments and contingencies", "label": "Commitments and Contingencies", "documentation": "Represents the caption on the face of the balance sheet to indicate that the entity has entered into (1) purchase or supply arrangements that will require expending a portion of its resources to meet the terms thereof, and (2) is exposed to potential losses or, less frequently, gains, arising from (a) possible claims against a company's resources due to future performance under contract terms, and (b) possible losses or likely gains from uncertainties that will ultimately be resolved when one or more future events that are deemed likely to occur do occur or fail to occur." } } }, "auth_ref": [ "r113", "r170", "r776", "r866" ] }, "us-gaap_CommitmentsAndContingenciesDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"CommitmentsAndContingenciesDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel": "Commitments and Contingencies Disclosure [Abstract]", "label":
"Commitments and Contingencies Disclosure [Abstract]" } } }, "auth_ref": [] }, "us-gaap_CommitmentsAndContingenciesDisclosureTextBlock": { "xbrltype":
"textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommitmentsAndContingenciesDisclosureTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIES" ], "lang": { "en-us": { "role": { "terseLabel": "COMMITMENTS AND CONTINGENCIES", "label":
"Commitments and Contingencies Disclosure [Text Block]", "documentation": "The entire disclosure for commitments and contingencies." } } }, "auth_ref": [ "r144", "r443",
"r444", "r994", "r1282", "r1287" ] }, "us-gaap_CommonStockDividendsPerShareCashPaid": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "CommonStockDividendsPerShareCashPaid", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquityParenthetical" ], "lang": {
"en-us": { "role": { "terseLabel": "Common dividends per share (in usd per share)", "label": "Common Stock, Dividends, Per Share, Cash Paid", "documentation": "Aggregate dividends paid during the period for each share of common stock outstanding." } } }, "auth_ref": [ "r150" ] }, "us-gaap_CommonStockDividendsPerShareDeclared": {
"xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockDividendsPerShareDeclared", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations" ], "lang": { "en-us": { "role": { "terseLabel": "Dividends declared per common share (in usd per share)", "label": "Common Stock, Dividends, Per Share, Declared", "documentation": "Aggregate dividends declared during the period for each share of common stock outstanding." } } }, "auth_ref": [ "r150" ] }, "us-gaap_CommonStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"CommonStockMember", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Common Stock", "label":
```

```
"Common Stock [Member]", "documentation": "Stock that is subordinate to all other stock of the issuer." } } }, "auth_ref": [ "r1088", "r1089", "r1090", "r1092", "r1093",
"r1094", "r1097", "r1251", "r1252", "r1254", "r1342", "r1412", "r1416" ] }, "us-gaap_CommonStockParOrStatedValuePerShare": { "xbrltype": "perShareItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "CommonStockParOrStatedValuePerShare", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical", "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ],
"lang": { "en-us": { "role": { "verboseLabel": "Common stock, par value (in usd per share)", "label": "Common Stock, Par or Stated Value Per Share", "documentation": "Face
amount or stated value per share of common stock." } } }, "auth_ref": [ "r116" ] }, "us-gaap_CommonStockSharesAuthorized": { "xbrltype": "sharesItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "CommonStockSharesAuthorized", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical" ], "lang": { "en-us": { "role": { "verboseLabel": "Common stock, shares authorized (in
shares)", "label": "Common Stock, Shares Authorized", "documentation": "The maximum number of common shares permitted to be issued by an entity's charter and bylaws."
} } }, "auth_ref": [ "r116", "r867" ] }, "us-gaap_CommonStockSharesIssued": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"CommonStockSharesIssued", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical" ], "lang": { "en-us": { "role": { "terseLabel":
"Common stock, shares issued (in shares)", "label": "Common Stock, Shares, Issued", "documentation": "Total number of common shares of an entity that have been sold or
granted to shareholders (includes common shares that were issued, repurchased and remain in the treasury). These shares represent capital invested by the firm's
shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury." } }
}, "auth_ref": [ "r116" ] }, "us-gaap_CommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"CommonStockSharesOutstanding", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical" ], "lang": { "en-us": { "role": {
"terseLabel": "Common stock, shares outstanding (in shares)", "label": "Common Stock, Shares, Outstanding", "documentation": "Number of shares of common stock
outstanding. Common stock represent the ownership interest in a corporation." } } }, "auth_ref": [ "r16", "r116", "r867", "r884", "r1416", "r1417" ] }, "us-
gaap_CommonStockValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockValue", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_StockholdersEquity", "weight": 1.0, "order": 1.0 } }, "presentation":[
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "terseLabel": "Common stock, $1 par value per share, 300,000,000 shares
authorized, 167,660,480 and 154,335,798 issued, and 167,660,480 and 151,799,215 outstanding in 2024 and 2023, respectively", "label": "Common Stock, Value, Issued",
"documentation": "Aggregate par or stated value of issued nonredeemable common stock (or common stock redeemable solely at the option of the issuer). This item includes
treasury stock repurchased by the entity. Note: elements for number of nonredeemable common shares, par value and other disclosure concepts are in another section within
stockholders' equity." } } }, "auth_ref": [ "r116", "r777", "r1066" ] }, "ecd_CompActuallyPaidVsCoSelectedMeasureTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsCoSelectedMeasureTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-
us": { "role": { "terseLabel": "Compensation Actually Paid vs. Company Selected Measure", "label": "Compensation Actually Paid vs. Company Selected Measure [Text Block]" }
} }, "auth_ref": [ "r1170" ] }, "ecd_CompActuallyPaidVsNetIncomeTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"CompActuallyPaidVsNetIncomeTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Compensation Actually
Paid vs. Net Income", "label": "Compensation Actually Paid vs. Net Income [Text Block]" } } }, "auth_ref": [ "r1169" ] }, "ecd_CompActuallyPaidVsOtherMeasureTextBlock": {
"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsOtherMeasureTextBlock", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Compensation Actually Paid vs. Other Measure", "label": "Compensation Actually Paid
vs. Other Measure [Text Block]" } } }, "auth_ref": [ "r1171" ] }, "ecd_CompActuallyPaidVsTotalShareholderRtnTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsTotalShareholderRtnTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-
us": { "role": { "terseLabel": "Compensation Actually Paid vs. Total Shareholder Return", "label": "Compensation Actually Paid vs. Total Shareholder Return [Text Block]" } } },
"auth_ref": [ "r1168" ] }, "cuz_CompanysPortfolioOfRealEstateAssetsConsistOfficeSpace": { "xbrltype": "arealtemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "CompanysPortfolioOfRealEstateAssetsConsistOfficeSpace", "presentation": [
"http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Company's portfolio of real estate assets - Office space (square feet)", "label": "Company's Portfolio Of Real Estate Assets Consist Office Space", "documentation": "Company's
portfolio of real estate assets - Total square footage of office portfolio." } } }, "auth_ref": [] }, "cuz_CompanysPortfolioOfRealEstateAssetsConsistRetailSpace": { "xbrltype":
"arealtemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "CompanysPortfolioOfRealEstateAssetsConsistRetailSpace", "presentation": [
"http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Company's portfolio of real estate assets - Retail space (square feet)", "label": "Company's Portfolio Of Real Estate Assets Consist Retail Space", "documentation": "Company's
portfolio of real estate assets - Total square footage of retail portfolio." } } }, "auth_ref": [] }, "us-gaap_CompensationAndRetirementDisclosureAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CompensationAndRetirementDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel":
"Retirement Benefits [Abstract]", "label": "Retirement Benefits [Abstract]" } } }, "auth_ref": [] }, "us-gaap_ComprehensiveIncomeNetOfTax": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ComprehensiveIncomeNetOfTax", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome" ], "lang": { "en-us": { "role": { "totalLabel": "Total comprehensive income", "label":
"Comprehensive Income (Loss), Net of Tax, Attributable to Parent", "documentation": "Amount after tax of increase (decrease) in equity from transactions and other events
and circumstances from net income and other comprehensive income, attributable to parent entity. Excludes changes in equity resulting from investments by owners and
distributions to owners." } } }, "auth_ref": [ "r23", "r270", "r272", "r278", "r769", "r787", "r788" ] }, "us-gaap_ComprehensiveIncomeNetOfTaxAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ComprehensiveIncomeNetOfTaxAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome" ], "lang": { "en-us": { "role": { "terseLabel": "Comprehensive income:", "label":
"Comprehensive Income (Loss), Net of Tax, Attributable to Parent [Abstract]" } } }, "auth_ref": [] }, "srt_ConsolidatedEntitiesAxis": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/srt/2024", "localname": "ConsolidatedEntitiesAxis", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us":
{ "role": { "terseLabel": "Consolidated Entities [Axis]", "label": "Consolidated Entities [Axis]", "documentation": "Information by consolidated entity or group of entities." } } },
"auth_ref": [ "r202", "r222", "r295", "r645", "r646", "r649", "r650", "r722", "r999", "r1231", "r1234", "r1235", "r1291", "r1294", "r1295" ] }, "srt_ConsolidatedEntitiesDomain":
{ "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ConsolidatedEntitiesDomain", "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Consolidated Entities [Domain]", "label": "Consolidated
Entities [Domain]", "documentation": "Entity or group of entities consolidated into reporting entity." } } }, "auth_ref": [ "r202", "r222", "r295", "r645", "r646", "r649", "r650",
"r722", "r999", "r1231", "r1234", "r1235", "r1291", "r1294", "r1295" ] }, "srt_ConsolidationItemsAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024",
"localname": "ConsolidationItemsAxis", "presentation": [ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": {
"role": { "terseLabel": "Consolidation Items [Axis]", "label": "Consolidation Items [Axis]", "documentation": "Information by components, eliminations, non-segment corporate-
level activity and reconciling items used in consolidating a parent entity and its subsidiaries or its operating segments." } } }, "auth_ref": [ "r181", "r202", "r233", "r234",
"r235", "r236", "r237", "r238", "r239", "r240", "r241", "r295", "r337", "r347", "r369", "r370", "r371", "r372", "r373", "r375", "r376", "r377", "r451", "r452", "r453", "r454",
"r456", "r457", "r458", "r459", "r460", "r1026", "r1027", "r1232", "r1233", "r1292", "r1293" ] }, "srt_ConsolidationItemsDomain": { "xbrltype": "domainItemType", "nsuri":
"http://fasb.org/srt/2024", "localname": "ConsolidationItemsDomain", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Consolidation Items [Domain]",
"label": "Consolidation Items [Domain]", "documentation": "Components, elimination, non-segment corporate-level activity and reconciling items used in consolidating a
parent entity and its subsidiaries or its operating segments." } } }, "auth_ref": [ "r181", "r202", "r233", "r234", "r235", "r236", "r237", "r238", "r239", "r240", "r241", "r295",
"r337", "r347", "r369", "r370", "r371", "r372", "r373", "r375", "r376", "r377", "r451", "r452", "r453", "r454", "r456", "r457", "r458", "r459", "r460", "r1026", "r1027", "r1232",
"r1233", "r1292", "r1293" ] }, "us-gaap_ConsolidationSubsidiariesOrOtherInvestmentsConsolidatedEntitiesPolicy": { "xbrltype": "textBlockItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "ConsolidationSubsidiariesOrOtherInvestmentsConsolidatedEntitiesPolicy", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "terseLabel": "Noncontrolling Interest", "label":
"Consolidation, Subsidiaries or Other Investments, Consolidated Entities, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for subsidiaries or
other investments that are consolidated, including the accounting treatment for intercompany accounts or transactions and any noncontrolling interest." } } }, "auth_ref": [
"r191" ] }, "us-gaap_ConstructionLoansMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConstructionLoansMember",
"presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Construction Loans", "label": "Construction Loans [Member]", "documentation": "A borrowing arrangement which provides the entity constructing a facility
(such as a building and a landfill) with funds to effect construction, generally on a draw down, or as needed, basis." } } }, "auth_ref": [ "r1102", "r1263" ] }, "us-
gaap_ContractWithCustomerLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ContractWithCustomerLiability", "crdr":
"credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 3.0 } },
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets",
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Deferred income",
"label": "Contract with Customer, Liability", "documentation": "Amount of obligation to transfer good or service to customer for which consideration has been received or is
receivable." } } }, "auth_ref": [ "r510", "r511", "r530" ] }, "cuz_CorporateCenterMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "CorporateCenterMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Corporate Center", "label": "Corporate Center [Member]", "documentation": "Corporate Center [Member]" } } }, "auth_ref": [] }, "us-gaap_CostOfGoodsAndServicesSold": {
"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CostOfGoodsAndServicesSold", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_CostsAndExpenses", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Rental property operating expenses", "label": "Cost of Goods and Services Sold", "documentation": "The aggregate costs related to
goods produced and sold and services rendered by an entity during the reporting period. This excludes costs incurred during the reporting period related to financial services
rendered and other revenue generating activities." } } }, "auth_ref": [ "r123", "r124", "r727" ] }, "us-gaap_CostsAndExpenses": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "CostsAndExpenses", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_ProfitLoss", "weight": -1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations" ], "lang": { "en-us": { "role": { "totalLabel": "Total costs and expenses", "label": "Costs and
Expenses", "documentation": "Total costs of sales and operating expenses for the period." } } }, "auth_ref": [ "r130" ] }, "us-gaap_CostsAndExpensesAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CostsAndExpensesAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations" ], "lang": { "en-us": { "role": { "verboseLabel": "Expenses:", "label": "Costs and Expenses
[Abstract]" } } }, "auth_ref": [] }, "cuz_CousinsPropertiesLPMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"CousinsPropertiesLPMember", "presentation": [
"http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Cousins Properties LP", "label": "Cousins Properties LP [Member]", "documentation": "Cousins Properties LP" } } }, "auth_ref": [] }, "dei_CoverAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CoverAbstract", "lang": { "en-us": { "role": { "terseLabel": "Cover [Abstract]", "label": "Cover
[Abstract]", "documentation": "Cover page." } } }, "auth_ref": [] }, "cuz_CrawfordLongCpiLlcMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "CrawfordLongCpiLlcMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "Crawford Long - CPI, LLC", "label": "Crawford Long CPI LLC [Member]", "documentation": "Crawford Long - CPI, LLC." } } },
"auth_ref": [] }, "dei_CurrentFiscalYearEndDate": { "xbrltype": "gMonthDayItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CurrentFiscalYearEndDate",
"presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Current Fiscal Year End Date", "label": "Current Fiscal Year End
```

```
Date", "documentation": "End date of current fiscal year in the format --MM-DD." } } }, "auth_ref": [] },
"cyd_CybersecurityRiskBoardCommitteeOrSubcommitteeResponsibleForOversightTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024",
"localname": "CybersecurityRiskBoardCommitteeOrSubcommitteeResponsibleForOversightTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Board Committee or
Subcommittee Responsible for Oversight [Text Block]" } } }, "auth_ref": [ "r1116", "r1205" ] }, "cyd_CybersecurityRiskBoardOfDirectorsOversightTextBlock": { "xbrltype":
"textBlockItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskBoardOfDirectorsOversightTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Board of Directors Oversight
[Text Block]" } } }, "auth_ref": [ "r1116", "r1205" ] }, "cyd_CybersecurityRiskManagementExpertiseOfManagementResponsibleTextBlock": { "xbrltype": "textBlockItemType",
"nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementExpertiseOfManagementResponsibleTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management Expertise of
Management Responsible [Text Block]" } } }, "auth_ref": [ "r1118", "r1207" ] }, "cyd_CybersecurityRiskManagementPositionsOrCommitteesResponsibleFlag": { "xbrltype":
"booleanItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementPositionsOrCommitteesResponsibleFlag", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management Positions or
Committees Responsible [Flag]" } } }, "auth_ref": [ "r1118", "r1207" ] }, "cyd_CybersecurityRiskManagementPositionsOrCommitteesResponsibleReportToBoardFlag": {
"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementPositionsOrCommitteesResponsibleReportToBoardFlag",
"presentation": [ "http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management
Positions or Committees Responsible Report to Board [Flag]" } } }, "auth_ref": [ "r1120", "r1209" ] },
"cyd_CybersecurityRiskManagementPositionsOrCommitteesResponsibleTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname":
"CybersecurityRiskManagementPositionsOrCommitteesResponsibleTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management Positions or
Committees Responsible [Text Block]" } } }, "auth_ref": [ "r1118", "r1207" ] },
"cyd_CybersecurityRiskManagementProcessesForAssessingIdentifyingAndManagingThreatsTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementProcessesForAssessingIdentifyingAndManagingThreatsTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management Processes for
Assessing, Identifying, and Managing Threats [Text Block]" } } }, "auth_ref": [ "r1111", "r1200" ] }, "cyd_CybersecurityRiskManagementProcessesIntegratedFlag": {
"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementProcessesIntegratedFlag", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management Processes
Integrated [Flag]" } } }, "auth_ref": [ "r1112", "r1201" ] }, "cyd_CybersecurityRiskManagementProcessesIntegratedTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementProcessesIntegratedTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management Processes
Integrated [Text Block]" } } }, "auth_ref": [ "r1112", "r1201" ] }, "cyd_CybersecurityRiskManagementStrategyAndGovernanceAbstract": { "xbrltype": "stringItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementStrategyAndGovernanceAbstract", "lang": { "en-us": { "role": { "label": "Cybersecurity Risk
Management, Strategy, and Governance [Abstract]" } } }, "auth_ref": [ "r1110", "r1199" ] }, "cyd_CybersecurityRiskManagementStrategyAndGovernanceLineItems": {
"xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementStrategyAndGovernanceLineItems", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management, Strategy, and
Governance [Line Items]" } } }, "auth_ref": [ "r1110", "r1199" ] }, "cyd_CybersecurityRiskManagementStrategyAndGovernanceTable": { "xbrltype": "stringItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementStrategyAndGovernanceTable", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management, Strategy, and
Governance [Table]" } } }, "auth_ref": [ "r1110", "r1199" ] }, "cyd_CybersecurityRiskManagementThirdPartyEngagedFlag": { "xbrltype": "booleanItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskManagementThirdPartyEngagedFlag", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Management Third Party
Engaged [Flag]" } } }, "auth_ref": [ "r1113", "r1202" ] }, "cyd_CybersecurityRiskMateriallyAffectedOrReasonablyLikelyToMateriallyAffectRegistrantFlag": { "xbrltype":
"booleanItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskMateriallyAffectedOrReasonablyLikelyToMateriallyAffectRegistrantFlag",
"presentation": [ "http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Materially
Affected or Reasonably Likely to Materially Affect Registrant [Flag]" } } }, "auth_ref": [ "r1115", "r1204" ] },
"cyd_CybersecurityRiskMateriallyAffectedOrReasonablyLikelyToMateriallyAffectRegistrantTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskMateriallyAffectedOrReasonablyLikelyToMateriallyAffectRegistrantTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Materially Affected or
Reasonably Likely to Materially Affect Registrant [Text Block]" } } }, "auth_ref": [ "r1115", "r1204" ] },
"cyd_CybersecurityRiskProcessForInformingBoardCommitteeOrSubcommitteeResponsibleForOversightTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskProcessForInformingBoardCommitteeOrSubcommitteeResponsibleForOversightTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Process for Informing Board
Committee or Subcommittee Responsible for Oversight [Text Block]" } } }, "auth_ref": [ "r1116", "r1205" ] },
"cyd_CybersecurityRiskProcessForInformingManagementOrCommitteesResponsibleTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024",
"localname": "CybersecurityRiskProcessForInformingManagementOrCommitteesResponsibleTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Process for Informing
Management or Committees Responsible [Text Block]" } } }, "auth_ref": [ "r1119", "r1208" ] }, "cyd_CybersecurityRiskRoleOfManagementTextBlock": { "xbrltype":
"textBlockItemType", "nsuri": "http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskRoleOfManagementTextBlock", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Role of Management [Text
Block]" } } }, "auth_ref": [ "r1117", "r1206" ] }, "cyd_CybersecurityRiskThirdPartyOversightAndIdentificationProcessesFlag": { "xbrltype": "booleanItemType", "nsuri":
"http://xbrl.sec.gov/cyd/2024", "localname": "CybersecurityRiskThirdPartyOversightAndIdentificationProcessesFlag", "presentation": [
"http://xbrl.sec.gov/cyd/role/CybersecurityRiskManagementAndStrategyDisclosure" ], "lang": { "en-us": { "role": { "label": "Cybersecurity Risk Third Party Oversight and
Identification Processes [Flag]" } } }, "auth_ref": [ "r1114", "r1203" ] }, "cuz_DallasGeorgiaMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "DallasGeorgiaMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Dallas,
TX", "label": "Dallas, Georgia [Member]", "documentation": "Dallas, Georgia [Member]" } } }, "auth_ref": [] }, "cuz_DallasTXMember": { "xbrltype": "domainItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DallasTXMember", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Dallas", "label": "Dallas, TX
[Member]", "documentation": "Dallas, TX" } } }, "auth_ref": [] }, "us-gaap_DebtDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "DebtDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel": "Debt Disclosure [Abstract]", "label": "Debt Disclosure [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_DebtDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtDisclosureTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLE" ], "lang": { "en-us": { "role": { "verboseLabel": "NOTES PAYABLE", "label": "Debt Disclosure [Text Block]",
"documentation": "The entire disclosure for information about short-term and long-term debt arrangements, which includes amounts of borrowings under each line of credit,
note payable, commercial paper issue, bonds indenture, debenture issue, own-share lending arrangements and any other contractual agreement to repay funds, and about the
underlying arrangements, rationale for a classification as long-term, including repayment terms, interest rates, collateral provided, restrictions on use of assets and activities,
whether or not in compliance with debt covenants, and other matters important to users of the financial statements, such as the effects of refinancing and noncompliance
with debt covenants." } } }, "auth_ref": [ "r145", "r290", "r435", "r436", "r437", "r438", "r439", "r449", "r450", "r462", "r468", "r469", "r470", "r471", "r472", "r473", "r478",
"r485", "r486", "r488", "r693" ] }, "us-gaap_DebtInstrumentAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentAxis",
"presentation": [ "http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument [Axis]", "label": "Debt
Instrument [Axis]", "documentation": "Information by type of debt instrument, including, but not limited to, draws against credit facilities." } } }, "auth_ref": [ "r19", "r106",
"r107", "r165", "r169", "r295", "r463", "r464", "r465", "r466", "r467", "r469", "r474", "r475", "r476", "r477", "r479", "r480", "r481", "r482", "r483", "r484", "r1035", "r1036",
"r1037", "r1038", "r1039", "r1064", "r1248", "r1283", "r1284", "r1285", "r1358", "r1360" ] }, "us-gaap_DebtInstrumentBasisSpreadOnVariableRate1": { "xbrltype":
"percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentBasisSpreadOnVariableRate1", "presentation": [
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails" ], "lang": { "en-us":
{ "role": { "terseLabel": "Basis spread on variable rate (percent)", "label": "Debt Instrument, Basis Spread on Variable Rate", "documentation": "Percentage points added to
the reference rate to compute the variable rate on the debt instrument." } } }, "auth_ref": [] }, "us-gaap_DebtInstrumentCarryingAmount": { "xbrltype": "monetaryItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentCarryingAmount", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails": { "parentTag": "us-gaap_LongTermDebt", "weight": 1.0, "order": 3.0 },
"http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Notes payable, gross", "totalLabel": "Total
Notes Payable", "label": "Long-Term Debt, Gross", "documentation": "Amount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes,
but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt." } } }, "auth_ref": [ "r19",
"r169", "r489" ] }, "us-gaap_DebtInstrumentCollateralAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"DebtInstrumentCollateralAmount", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails" ], "lang": { "en-
us": { "role": { "terseLabel": "Collateral amount", "label": "Debt Instrument, Collateral Amount", "documentation": "Amount of assets pledged to secure a debt instrument." } }
}, "auth_ref": [ "r87" ] }, "cuz_DebtInstrumentCovenantComplianceDebtServiceRatio": { "xbrltype": "pureItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "DebtInstrumentCovenantComplianceDebtServiceRatio", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Debt service ratio", "label": "Debt
Instrument, Covenant Compliance, Debt Service Ratio", "documentation": "Debt Instrument, Covenant Compliance, Debt Service Ratio" } } }, "auth_ref": [] },
"cuz_DebtInstrumentCovenantComplianceFixedChargeCoverageRatio": { "xbrltype": "pureItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"DebtInstrumentCovenantComplianceFixedChargeCoverageRatio", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Minimum fixed charge coverage ratio", "label": "Debt Instrument, Covenant Compliance, Fixed Charge Coverage Ratio", "documentation":
"Debt Instrument, Covenant Compliance, Fixed Charge Coverage Ratio" } } }, "auth_ref": [] }, "cuz_DebtInstrumentCovenantComplianceSecuredLeverageRatio": { "xbrltype":
"percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DebtInstrumentCovenantComplianceSecuredLeverageRatio", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Secured leverage ratio (percent)", "label": "Debt Instrument, Covenant Compliance, Secured Leverage Ratio", "documentation":
"Debt Instrument, Covenant Compliance, Secured Leverage Ratio" } } }, "auth_ref": [] }, "cuz_DebtInstrumentCovenantComplianceUnencumberedInterestCoverageRatio": {
```

```
"xbrltype": "pureItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DebtInstrumentCovenantComplianceUnencumberedInterestCoverageRatio",
"presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Minimum unencumbered interest
coverage ratio", "label": "Debt Instrument, Covenant Compliance, Unencumbered Interest Coverage Ratio", "documentation": "Debt Instrument, Covenant Compliance,
Unencumbered Interest Coverage Ratio" } } }, "auth_ref": [] }, "cuz_DebtInstrumentDebtDefaultInterestRate": { "xbrltype": "pureItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "DebtInstrumentDebtDefaultInterestRate", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Debt instrument, additional default interest rate", "label": "Debt Instrument, Debt Default, Interest Rate", "documentation": "Debt Instrument, Debt Default, Interest Rate" }
} }, "auth_ref": [] }, "cuz_DebtInstrumentExtensionTerm": { "xbrltype": "durationItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"DebtInstrumentExtensionTerm", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Extension term", "label": "Debt Instrument, Extension Term", "documentation": "Debt Instrument, Extension Term" } } }, "auth_ref": [] },
"us-gaap_DebtInstrumentFaceAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentFaceAmount", "crdr":
"credit", "presentation": [ "http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Debt amount", "label": "Debt Instrument, Face Amount", "documentation": "Face (par) amount of debt instrument at time of issuance." } } },
"auth_ref": [ "r463", "r693", "r694", "r1036", "r1037", "r1064" ] }, "us-gaap_DebtInstrumentInterestRateEffectivePercentage": { "xbrltype": "percentItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentInterestRateEffectivePercentage", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Effective interest rate", "label": "Debt
Instrument, Interest Rate, Effective Percentage", "documentation": "Effective interest rate for the funds borrowed under the debt agreement considering interest
compounding and original issue discount or premium." } } }, "auth_ref": [ "r109", "r491", "r693", "r694", "r1064" ] }, "us-gaap_DebtInstrumentInterestRateStatedPercentage":
{ "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentInterestRateStatedPercentage", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"
], "lang": { "en-us": { "role": { "verboseLabel": "Interest rate on mortgage loan (percent)", "terseLabel": "Interest rate", "label": "Debt Instrument, Interest Rate, Stated
Percentage", "documentation": "Contractual interest rate for funds borrowed, under the debt agreement." } } }, "auth_ref": [ "r109", "r464" ] }, "us-
gaap_DebtInstrumentLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentLineItems", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"
], "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument [Line Items]", "label": "Debt Instrument [Line Items]", "documentation": "Line items represent financial
concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } },
"auth_ref": [ "r295", "r463", "r464", "r465", "r466", "r467", "r469", "r474", "r475", "r476", "r477", "r479", "r480", "r481", "r482", "r483", "r484", "r487", "r1035", "r1036",
"r1037", "r1038", "r1039", "r1064", "r1248", "r1358", "r1360" ] }, "us-gaap_DebtInstrumentNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "DebtInstrumentNameDomain", "presentation": [ "http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument, Name [Domain]",
"label": "Debt Instrument, Name [Domain]", "documentation": "The name for the particular debt instrument or borrowing that distinguishes it from other debt instruments or
borrowings, including draws against credit facilities." } } }, "auth_ref": [ "r19", "r295", "r463", "r464", "r465", "r466", "r467", "r469", "r474", "r475", "r476", "r477", "r479",
"r480", "r481", "r482", "r483", "r484", "r1035", "r1036", "r1037", "r1038", "r1039", "r1064", "r1248", "r1283", "r1284", "r1285", "r1358", "r1360" ] },
"cuz_DebtInstrumentNumberOfExtensionOptions": { "xbrltype": "integerItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"DebtInstrumentNumberOfExtensionOptions", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Number of extension options", "label": "Debt Instrument, Number Of Extension Options", "documentation": "Debt Instrument, Number Of
Extension Options" } } }, "auth_ref": [] }, "cuz_DebtInstrumentNumberOfInstruments": { "xbrltype": "integerItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "DebtInstrumentNumberOfInstruments", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of non-recourse mortgage
loans", "label": "Debt Instrument, Number Of Instruments", "documentation": "Debt Instrument, Number Of Instruments" } } }, "auth_ref": [] },
"cuz_DebtInstrumentNumberOfTranches": { "xbrltype": "integerItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"DebtInstrumentNumberOfTranches", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Number of tranches", "label": "Debt Instrument, Number Of Tranches", "documentation": "Debt Instrument, Number Of Tranches" } } }, "auth_ref": [] }, "us-
gaap_DebtInstrumentTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentTable", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"
], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Long-term Debt Instruments [Table]", "label": "Schedule of Long-Term Debt Instruments [Table]", "documentation":
"Disclosure of information about long-term debt instrument or arrangement." } } }, "auth_ref": [ "r19", "r57", "r60", "r86", "r148", "r149", "r295", "r463", "r464", "r465",
"r466", "r467", "r469", "r474", "r475", "r476", "r477", "r479", "r480", "r481", "r482", "r483", "r484", "r487", "r1035", "r1036", "r1037", "r1038", "r1039", "r1064", "r1248",
"r1358", "r1360" ] }, "us-gaap_DebtInstrumentUnamortizedDiscount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"DebtInstrumentUnamortizedDiscount", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Discount issued", "label": "Debt Instrument, Unamortized Discount", "documentation": "Amount, after accumulated amortization, of debt
discount." } } }, "auth_ref": [ "r1297", "r1357", "r1358", "r1360" ] }, "us-gaap_DebtInstrumentUnamortizedDiscountPremiumNet": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentUnamortizedDiscountPremiumNet", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails": { "parentTag": "us-gaap_LongTermDebt", "weight": -1.0, "order": 2.0 } },
"presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Unamortized
original issue discount", "label": "Debt Instrument, Unamortized Discount (Premium), Net", "documentation": "Amount, after accumulated amortization, of debt discount
(premium)." } } }, "auth_ref": [ "r1297", "r1357", "r1358", "r1360" ] }, "cuz_DebtInstrumentVariableRate": { "xbrltype": "percentItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "DebtInstrumentVariableRate", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails" ], "lang": { "en-us":
{ "role": { "terseLabel": "Variable rate", "label": "Debt Instrument, Variable Rate", "documentation": "Debt Instrument, Variable Rate" } } }, "auth_ref": [] },
"cuz_DebtInstrumentWeightedAverageMaturityPeriod": { "xbrltype": "durationItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"DebtInstrumentWeightedAverageMaturityPeriod", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us":
{ "role": { "terseLabel": "Weighted average maturity period", "label": "Debt Instrument, Weighted Average Maturity Period", "documentation": "Debt Instrument, Weighted
Average Maturity Period" } } }, "auth_ref": [] }, "us-gaap_DebtIssuanceCostsLineOfCreditArrangementsNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "DebtIssuanceCostsLineOfCreditArrangementsNet", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/OTHERASSETSDetails":
{ "parentTag": "us-gaap_OtherAssets", "weight": 1.0, "order": 5.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/OTHERASSETSDetails" ], "lang": { "en-us": {
"role": { "terseLabel": "Credit Facility deferred financing costs, net of accumulated amortization of $3,416 and $2,131 in 2024 and 2023, respectively", "label": "Debt Issuance
Costs, Line of Credit Arrangements, Net", "documentation": "Amount, after accumulated amortization, of debt issuance costs related to line of credit arrangements. Includes,
but is not limited to, legal, accounting, underwriting, printing, and registration costs." } } }, "auth_ref": [ "r695" ] }, "us-gaap_DebtWeightedAverageInterestRate": {
"xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtWeightedAverageInterestRate", "presentation": [
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails" ], "lang":
{ "en-us": { "role": { "terseLabel": "Debt, weighted average interest rate", "label": "Debt, Weighted Average Interest Rate", "documentation": "Weighted average interest rate
of debt outstanding." } } }, "auth_ref": [] }, "cuz_DeductionsOfRealEstateAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "DeductionsOfRealEstateAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Deductions during the period:", "label": "Deductions of Real Estate [Abstract]", "documentation": "Deductions of real estate." } } }, "auth_ref": [] },
"cuz_DeductionsOfRealEstateAccumulatedDepreciationDuringPeriodAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "DeductionsOfRealEstateAccumulatedDepreciationDuringPeriodAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Deductions during the period:", "label": "Deductions of Real Estate Accumulated Depreciation During Period [Abstract]", "documentation": "Deductions of real estate
accumulated depreciation during period." } } }, "auth_ref": [] }, "us-gaap_DeferredCostsCapitalizedPrepaidAndOtherAssetsDisclosureAbstract": { "xbrltype": "stringItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredCostsCapitalizedPrepaidAndOtherAssetsDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel":
"Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]", "label": "Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]" } } },
"auth_ref": [] }, "us-gaap_DeferredFinanceCostsNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredFinanceCostsNet",
"crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails": { "parentTag": "us-gaap_LongTermDebt", "weight": -1.0,
"order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Unamortized loan costs",
"terseLabel": "Debt issuance costs", "label": "Debt Issuance Costs, Net", "documentation": "Amount, after accumulated amortization, of debt issuance costs. Includes, but is
not limited to, legal, accounting, underwriting, printing, and registration costs." } } }, "auth_ref": [ "r1297", "r1357", "r1358", "r1360" ] }, "us-
gaap_DeferredRentReceivablesNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredRentReceivablesNet", "crdr": "debit",
"calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 4.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "terseLabel": "Deferred rents receivable", "label": "Deferred Rent
Receivables, Net", "documentation": "Amount of excess of rental income recognized over rental payment required by lease." } } }, "auth_ref": [ "r184", "r185", "r188", "r1362"
] }, "us-gaap_DeferredTaxAssetsCapitalLossCarryforwards": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"DeferredTaxAssetsCapitalLossCarryforwards", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails": { "parentTag": "us-gaap_DeferredTaxAssetsGross", "weight": 1.0,
"order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Federal and state tax capital loss carryforwards", "label": "Deferred Tax Assets, Capital Loss Carryforwards", "documentation": "Amount before allocation of
```

valuation allowances of deferred tax asset attributable to deductible capital loss carryforwards." } } }, "auth_ref": ["r1332"] }, "us-gaap_DeferredTaxAssetsEquityMethodInvestments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredTaxAssetsEquityMethodInvestments", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails": { "parentTag": "us-gaap_DeferredTaxAssetsGross", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Income from unconsolidated joint ventures", "label": "Deferred Tax Assets, Equity Method Investments", "documentation": "Amount before allocation of valuation allowances of deferred tax asset attributable to deductible temporary differences from equity method investments." } } }, "auth_ref": ["r1332"] }, "us-gaap_DeferredTaxAssetsGross": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredTaxAssetsGross", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails": { "parentTag": "us-gaap_DeferredTaxAssetsNet", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "totalLabel": "Gross deferred tax asset", "label": "Deferred Tax Assets, Gross", "documentation": "Amount before allocation of valuation allowances of deferred tax asset attributable to deductible temporary differences and carryforwards." } } }, "auth_ref": ["r607"] }, "cuz_DeferredTaxAssetsInterestAndOtherBookTaxDifferences": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DeferredTaxAssetsInterestAndOtherBookTaxDifferences", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails": { "parentTag": "us-gaap_DeferredTaxAssetsGross", "weight": 1.0, "order": 4.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Interest and other book tax differences", "label": "Deferred Tax Assets, Interest And Other Book Tax Differences", "documentation": "Deferred Tax Assets, Interest And Other Book Tax Differences" } } }, "auth_ref": [] }, "us-gaap_DeferredTaxAssetsLiabilitiesNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredTaxAssetsLiabilitiesNet", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Net deferred tax asset", "label": "Deferred Tax Assets, Net", "documentation": "Amount, after allocation of valuation allowances and deferred tax liability, of deferred tax asset attributable to deductible differences and carryforwards, without jurisdictional netting." } } }, "auth_ref": ["r1331"] }, "us-gaap_DeferredTaxAssetsNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredTaxAssetsNet", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "totalLabel": "Net deferred tax asset after valuation allowance", "label": "Deferred Tax Assets, Net of Valuation Allowance", "documentation": "Amount after allocation of valuation allowances of deferred tax asset attributable to deductible temporary differences and carryforwards." } } }, "auth_ref": ["r1331"] }, "cuz_DeferredTaxAssetsOperatingLossCarryforwardsFederalAndState": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DeferredTaxAssetsOperatingLossCarryforwardsFederalAndState", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails": { "parentTag": "us-gaap_DeferredTaxAssetsGross", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Federal and state tax net operating loss carryforwards", "label": "Deferred Tax Assets, Operating Loss Carryforwards, Federal and State", "documentation": "Deferred tax assets operating loss carryforwards federal and state." } } }, "auth_ref": [] }, "us-gaap_DeferredTaxAssetsValuationAllowance": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredTaxAssetsValuationAllowance", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails": { "parentTag": "us-gaap_DeferredTaxAssetsNet", "weight": -1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "negatedLabel": "Valuation allowance", "label": "Deferred Tax Assets, Valuation Allowance", "documentation": "Amount of deferred tax assets for which it is more likely than not that a tax benefit will not be realized." } } }, "auth_ref": ["r608"] }, "us-gaap_DefinedContributionPlanEmployerDiscretionaryContributionAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DefinedContributionPlanEmployerDiscretionaryContributionAmount", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLANDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Company defined contribution plan", "label": "Defined Contribution Plan, Employer Discretionary Contribution Amount", "documentation": "Amount of discretionary contributions made by an employer to a defined contribution plan." } } }, "auth_ref": [] }, "us-gaap_DefinedContributionPlanEmployerMatchingContributionPercentOfMatch": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DefinedContributionPlanEmployerMatchingContributionPercentOfMatch", "presentation": ["http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLANDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Employer contribution matching percentage", "label": "Defined Contribution Plan, Employer Matching Contribution, Percent of Match", "documentation": "Percentage employer matches of the employee's percentage contribution matched." } } }, "auth_ref": [] }, "us-gaap_DepreciationDepletionAndAmortization": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DepreciationDepletionAndAmortization", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 4.0 }, "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_CostsAndExpenses", "weight": 1.0, "order": 5.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Depreciation and amortization", "netLabel": "Depreciation and amortization", "verboseLabel": "Depreciation and amortization", "label": "Depreciation, Depletion and Amortization", "documentation": "The aggregate expense recognized in the current period that allocates the cost of tangible assets, intangible assets, or depleting assets to periods that benefit from use of the assets." } } }, "auth_ref": ["r0", "r337", "r350", "r375", "r1026", "r1027"] }, "us-gaap_DerivativeAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeAssets", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Derivative asset", "label": "Derivative Asset", "documentation": "Fair value, after the effects of master netting arrangements, of a financial asset or other contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes assets not subject to a master netting arrangement and not elected to be offset." } } }, "auth_ref": ["r263", "r264", "r675", "r676", "r678", "r682", "r848", "r849", "r850", "r851", "r852", "r854", "r855", "r856", "r857", "r858", "r872", "r873", "r957", "r960", "r961", "r962", "r963", "r964", "r1017", "r1058", "r1060", "r1090", "r1344", "r1345", "r1346", "r1413"] }, "us-gaap_DerivativeContractTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeContractTypeDomain", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Derivative Contract [Domain]", "label": "Derivative Contract [Domain]", "documentation": "Financial instrument or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset." } } }, "auth_ref": ["r856", "r858", "r871", "r872", "r873", "r874", "r875", "r876", "r877", "r879", "r880", "r881", "r882", "r892", "r893", "r894", "r895", "r898", "r899", "r900", "r901", "r957", "r958", "r961", "r963", "r1088", "r1090", "r1347", "r1348", "r1349", "r1350", "r1351", "r1352", "r1354", "r1355"] }, "us-gaap_DerivativeFixedInterestRate": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeFixedInterestRate", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Fixed swap rate", "label": "Derivative, Fixed Interest Rate", "documentation": "Fixed interest rate related to the interest rate derivative." } } }, "auth_ref": [] }, "us-gaap_DerivativeInstrumentRiskAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentRiskAxis", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Derivative Instrument [Axis]", "label": "Derivative Instrument [Axis]", "documentation": "Information by type of derivative contract." } } }, "auth_ref": ["r76", "r78", "r79", "r161", "r856", "r858", "r871", "r872", "r873", "r874", "r875", "r876", "r877", "r879", "r880", "r881", "r882", "r892", "r893", "r894", "r895", "r898", "r899", "r900", "r901", "r957", "r958", "r961", "r963", "r1017", "r1088", "r1090", "r1347", "r1348", "r1349", "r1350", "r1351", "r1352", "r1354", "r1355"] }, "us-gaap_DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract", "lang": { "en-us": { "role": { "label": "Derivative Instruments and Hedging Activities Disclosure [Abstract]" } } }, "auth_ref": [] }, "us-gaap_DerivativeLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeLiabilities", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Fair value of derivative", "label": "Derivative Liability", "documentation": "Fair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities not subject to a master netting arrangement and not elected to be offset." } } }, "auth_ref": ["r263", "r264", "r675", "r676", "r678", "r682", "r848", "r849", "r850", "r851", "r854", "r855", "r856", "r857", "r858", "r879", "r881", "r882", "r958", "r959", "r960", "r961", "r962", "r963", "r964", "r1017", "r1344", "r1345", "r1346", "r1413"] }, "us-gaap_DerivativeLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeLineItems", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Derivative [Line Items]", "label": "Derivative [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": ["r662"] }, "us-gaap_DerivativeTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeTable", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Derivative [Table]", "label": "Derivative [Table]", "documentation": "Disclosure of information about derivative instrument or group of derivative instruments, including, but not limited to, type of derivative instrument, risk being hedged, notional amount, hedge designation, related hedged item, inception date, and maturity date." } } }, "auth_ref": ["r17", "r72", "r73", "r74", "r75", "r77", "r78", "r80", "r82", "r83", "r662"] }, "us-gaap_DerivativesPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativesPolicyTextBlock", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies"], "lang": { "en-us": { "role": { "terseLabel": "Derivative Financial Instruments", "label": "Derivatives, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for its derivative instruments and hedging activities." } } }, "auth_ref": ["r17", "r72", "r73", "r75", "r81", "r294", "r312"] }, "us-gaap_DevelopmentInProcess": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DevelopmentInProcess", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_RealEstateInvestmentPropertyNet", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "verboseLabel": "Projects under development", "label": "Development in Process", "documentation": "The current amount of expenditures for a real estate project that has not yet been completed." } } }, "auth_ref": ["r1376", "r1377"] }, "us-gaap_DisaggregationOfRevenueLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisaggregationOfRevenueLineItems", "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Disaggregation of Revenue [Line Items]", "label": "Disaggregation of Revenue [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": ["r529", "r1041", "r1042", "r1043", "r1044", "r1045", "r1046", "r1047"] }, "us-gaap_DisaggregationOfRevenueTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisaggregationOfRevenueTable", "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Disaggregation of Revenue [Table]", "label": "Disaggregation of Revenue [Table]", "documentation": "Disclosure of information about disaggregation of revenue into categories depicting how nature, amount, timing, and uncertainty of revenue and cash flows are affected by economic factor." } } }, "auth_ref": ["r529", "r1041", "r1042", "r1043", "r1044", "r1045", "r1046", "r1047"] }, "us-gaap_DisclosureOfCompensationRelatedCostsShareBasedPaymentsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisclosureOfCompensationRelatedCostsShareBasedPaymentsTextBlock", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATION"], "lang": { "en-us": { "role": { "terseLabel": "STOCK-BASED COMPENSATION", "label": "Share-Based Payment Arrangement [Text Block]", "documentation": "The entire disclosure for share-based payment arrangement." } } }, "auth_ref": ["r546", "r550", "r582", "r583", "r585", "r1052"] }, "us-gaap_DisclosureOfCompensationRelatedCostsSharebasedPaymentsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisclosureOfCompensationRelatedCostsSharebasedPaymentsAbstract", "lang": { "en-us": { "role": { "terseLabel": "Share-based Payment Arrangement [Abstract]", "label": "Share-Based Payment Arrangement [Abstract]" } } }, "auth_ref": [] }, "us-gaap_DiscontinuedOperationTaxEffectOfDiscontinuedOperation": { "xbrltype":

```
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DiscontinuedOperationTaxEffectOfDiscontinuedOperation", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Tax effect of discontinued operation", "label": "Discontinued Operation, Tax Effect of Discontinued Operation", "documentation": "Amount of tax expense (benefit) related to
a discontinued operation. Includes, but is not limited to, tax expense (benefit) related to income (loss) from operations during the phase-out period, tax expense (benefit)
related to gain (loss) on disposal, tax expense (benefit) related to gain (loss) for reversal of write-down (write-down) to fair value, less cost to sell, and tax expense (benefit)
related to adjustments of a prior period gain (loss) on disposal." } } }, "auth_ref": [ "r91", "r92", "r93", "r94", "r100", "r102", "r596", "r621", "r623" ] }, "us-
gaap_DiscontinuedOperationsAndDisposalGroupsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"DiscontinuedOperationsAndDisposalGroupsAbstract", "lang": { "en-us": { "role": { "label": "Discontinued Operations and Disposal Groups [Abstract]" } } }, "auth_ref": [] },
"us-gaap_DisposalGroupClassificationAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisposalGroupClassificationAxis",
"presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Disposal Group Classification [Axis]", "label": "Disposal
Group Classification [Axis]", "documentation": "Information by disposal group classification." } } }, "auth_ref": [ "r252" ] }, "us-gaap_DisposalGroupClassificationDomain": {
"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisposalGroupClassificationDomain", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Disposal Group Classification [Domain]", "label":
"Disposal Group Classification [Domain]", "documentation": "Component or group of components disposed of, including but not limited to, disposal group held-for-sale or
disposed of by sale, disposed of by means other than sale, and discontinued operations." } } }, "auth_ref": [] }, "us-
gaap_DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Disposal Group, Disposed of by Sale, Not Discontinued
Operations", "label": "Disposal Group, Disposed of by Sale, Not Discontinued Operations [Member]", "documentation": "Disposal group that has been sold. Excludes disposals
classified as discontinued operations." } } }, "auth_ref": [ "r9", "r18" ] }, "us-gaap_DisposalGroupIncludingDiscontinuedOperationConsideration": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisposalGroupIncludingDiscontinuedOperationConsideration", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Gross sales price", "verboseLabel": "Sales price", "label":
"Disposal Group, Including Discontinued Operation, Consideration", "documentation": "Amount of consideration received or receivable for the disposal of assets and
liabilities, including discontinued operation." } } }, "auth_ref": [] }, "us-gaap_DisposalGroupsIncludingDiscontinuedOperationsNameDomain": { "xbrltype": "domainItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisposalGroupsIncludingDiscontinuedOperationsNameDomain", "presentation": [
"http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Disposal Group Name [Domain]", "label": "Disposal Group
Name [Domain]", "documentation": "Name of disposal group." } } }, "auth_ref": [ "r1049", "r1050" ] }, "cuz_DistributionOfTaxableIncomeToQualifyAsREITMinimum": {
"xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DistributionOfTaxableIncomeToQualifyAsREITMinimum", "presentation":
[ "http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Distribution of taxable income to qualify as REIT, percentage", "label": "Distribution Of Taxable Income To Qualify As REIT, Minimum", "documentation": "Distribution Of
Taxable Income To Qualify As REIT, Minimum" } } }, "auth_ref": [] }, "us-gaap_DistributionTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "DistributionTypeDomain", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Distribution Type [Domain]", "label": "Distribution Type [Domain]", "documentation": "Types of distribution made by the entity." } }
}, "auth_ref": [ "r151" ] }, "us-gaap_DistributionsMadeToMemberOrLimitedPartnerByDistributionTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "DistributionsMadeToMemberOrLimitedPartnerByDistributionTypeAxis", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Distribution Type [Axis]",
"label": "Distribution Type [Axis]", "documentation": "Information by type of distribution." } } }, "auth_ref": [ "r151" ] }, "cuz_DividendEquivalentMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DividendEquivalentMember", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Dividend equivalent units", "label": "Dividend equivalent [Member]", "documentation": "Dividend equivalent Member" } } }, "auth_ref": [] },
"cuz_DividendsAppliedToMeetCurrentYearReitDistributionRequirements": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "DividendsAppliedToMeetCurrentYearReitDistributionRequirements", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails": { "parentTag": null, "weight": null, "order": null, "root": true } },
"presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails" ], "lang": { "en-us": { "role": { "totalLabel":
"Dividends applied to meet current year REIT distribution requirements", "label": "Dividends Applied to Meet Current Year REIT Distribution Requirements",
"documentation": "Dividends applied to meet current year REIT distribution requirements." } } }, "auth_ref": [] }, "us-gaap_DividendsCommonStock": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsCommonStock", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails": { "parentTag":
"cuz_DividendsAppliedToMeetCurrentYearReitDistributionRequirements", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Common dividends",
"label": "Dividends, Common Stock", "documentation": "Amount of paid and unpaid common stock dividends declared with the form of settlement in cash, stock and payment-
in-kind (PIK)." } } }, "auth_ref": [ "r4", "r150" ] }, "us-gaap_DividendsCommonStockCash": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "DividendsCommonStockCash", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": {
"role": { "negatedLabel": "Common dividends", "label": "Dividends, Common Stock, Cash", "documentation": "Amount of paid and unpaid common stock dividends declared
with the form of settlement in cash." } } }, "auth_ref": [ "r150" ] }, "cuz_DividendsInExcessOfCurrentYearREITDistributionRequirements": { "xbrltype": "monetaryItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DividendsInExcessOfCurrentYearREITDistributionRequirements", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails": { "parentTag":
"cuz_DividendsAppliedToMeetCurrentYearReitDistributionRequirements", "weight": -1.0, "order": 3.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Dividends in
excess of current year REIT distribution requirements", "label": "Dividends In Excess Of Current Year REIT Distribution Requirements", "documentation": "Dividends In
Excess Of Current Year REIT Distribution Requirements" } } }, "auth_ref": [] }, "us-gaap_DividendsPayableCurrentAndNoncurrent": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "DividendsPayableCurrentAndNoncurrent", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Dividends owed", "terseLabel": "Common
stock dividends declared and accrued", "label": "Dividends Payable", "documentation": "Carrying value as of the balance sheet date of dividends declared but unpaid on equity
securities issued by the entity and outstanding." } } }, "auth_ref": [ "r107", "r112", "r167", "r1098", "r1378" ] }, "cuz_DividendsTreatedAsTaxableCompensation": { "xbrltype":
"monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DividendsTreatedAsTaxableCompensation", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails": { "parentTag":
"cuz_DividendsAppliedToMeetCurrentYearReitDistributionRequirements", "weight": -1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYDistributionofREITTaxableIncomeDetails" ], "lang": { "en-us": { "role": { "negatedLabel": "Dividends treated
as taxable compensation to employees", "label": "Dividends Treated as Taxable Compensation", "documentation": "Dividends treated as taxable compensation." } } },
"auth_ref": [] }, "dei_DocumentAnnualReport": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentAnnualReport", "presentation":
[ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Document Annual Report", "label": "Document Annual Report", "documentation":
"Boolean flag that is true only for a form used as an annual report." } } }, "auth_ref": [ "r1107", "r1108", "r1131" ] }, "dei_DocumentFinStmtErrorCorrectionFlag": { "xbrltype":
"booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentFinStmtErrorCorrectionFlag", "presentation": [
"http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Document Financial Statement Error Correction", "label": "Document Financial
Statement Error Correction [Flag]", "documentation": "Indicates whether any of the financial statement period in the filing include a restatement due to error correction." } }
}, "auth_ref": [ "r1107", "r1108", "r1131", "r1174" ] }, "dei_DocumentFiscalPeriodFocus": { "xbrltype": "fiscalPeriodItemType", "nsuri": "http://xbrl.sec.gov/dei/2024",
"localname": "DocumentFiscalPeriodFocus", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Document Fiscal
Period Focus", "label": "Document Fiscal Period Focus", "documentation": "Fiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements
have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY." } } }, "auth_ref": [] }, "dei_DocumentFiscalYearFocus": { "xbrltype":
"gYearItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentFiscalYearFocus", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": {
"en-us": { "role": { "terseLabel": "Document Fiscal Year Focus", "label": "Document Fiscal Year Focus", "documentation": "This is focus fiscal year of the document report in
YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006." }
} }, "auth_ref": [] }, "dei_DocumentPeriodEndDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentPeriodEndDate",
"presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Document Period End Date", "label": "Document Period End
Date", "documentation": "For the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported, for the EDGAR submission types of
Form N-1A: the filing date, for all other submission types: the end of the reporting or transition period. The format of the date is YYYY-MM-DD." } } }, "auth_ref": [] },
"dei_DocumentTransitionReport": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentTransitionReport", "presentation": [
"http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Document Transition Report", "label": "Document Transition Report",
"documentation": "Boolean flag that is true only for a form used as a transition report." } } }, "auth_ref": [ "r1152" ] }, "dei_DocumentType": { "xbrltype":
"submissionTypeItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentType", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": {
"en-us": { "role": { "terseLabel": "Document Type", "label": "Document Type", "documentation": "The type of document being provided (such as 10-K, 10-Q, 485BPOS, etc). The
document type is limited to the same value as the supporting SEC submission type, or the word 'Other'." } } }, "auth_ref": [] },
"dei_DocumentsIncorporatedByReferenceTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname":
"DocumentsIncorporatedByReferenceTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Documents
Incorporated by Reference", "label": "Documents Incorporated by Reference [Text Block]", "documentation": "Documents incorporated by reference." } } }, "auth_ref": [
"r1105" ] }, "cuz_Domain10Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "Domain10Member",
"presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Domain 10", "label": "Domain 10
[Member]", "documentation": "Domain 10" } } }, "auth_ref": [] }, "cuz_Domain1415Member": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "Domain1415Member", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Domain
Central", "label": "Domain 14 & 15 [Member]", "documentation": "Domain 14 & 15 [Member]" } } }, "auth_ref": [] }, "cuz_DomainPoint3Member": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DomainPoint3Member", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Domain
Point 3", "label": "Domain Point 3 [Member]", "documentation": "Domain Point 3 Member" } } }, "auth_ref": [] }, "cuz_DomainPointMember": { "xbrltype": "domainItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "DomainPointMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Domain
Point", "label": "Domain Point [Member]", "documentation": "Domain Point [Member]" } } }, "auth_ref": [] },
```

```
"ecd_DvddsOrOthrErngsPdOnEqtyAwrdsNtOthrwsRflctdInTtlCompForCvrdYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "DvddsOrOthrErngsPdOnEqtyAwrdsNtOthrwsRflctdInTtlCompForCvrdYrMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year", "label": "Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year [Member]" } } }, "auth_ref": [ "r1163" ] }, "us-gaap_EarningsPerShareAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareAbstract", "lang": { "en-us": { "role": { "terseLabel": "Earnings Per Share [Abstract]", "label": "Earnings Per Share [Abstract]" } } }, "auth_ref": [] }, "us-gaap_EarningsPerShareBasic": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareBasic", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Net income per common share \u2014 basic (in usd per share)", "label": "Earnings Per Share, Basic", "documentation": "The amount of net income (loss) for the period per each share of common stock or unit outstanding during the reporting period." } } }, "auth_ref": [ "r279", "r304", "r305", "r306", "r307", "r308", "r309", "r315", "r318", "r329", "r330", "r331", "r336", "r634", "r643", "r673", "r674", "r770", "r789", "r1018" ] }, "us-gaap_EarningsPerShareBasicAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareBasicAbstract", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Earnings per common share - basic.", "label": "Earnings Per Share, Basic [Abstract]" } } }, "auth_ref": [] }, "us-gaap_EarningsPerShareBasicLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareBasicLineItems", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Earnings Per Share, Basic, by Common Class, Including Two Class Method [Line Items]", "label": "Earnings Per Share, Basic, by Common Class, Including Two Class Method [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r318", "r322", "r329" ] }, "us-gaap_EarningsPerShareDiluted": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareDiluted", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Net income per common share \u2014 diluted (in usd per share)", "label": "Earnings Per Share, Diluted", "documentation": "The amount of net income (loss) for the period available to each share of common stock or common unit outstanding during the reporting period and to each share or unit that would have been outstanding assuming the issuance of common shares or units for all dilutive potential common shares or units outstanding during the reporting period." } } }, "auth_ref": [ "r279", "r304", "r305", "r306", "r307", "r308", "r309", "r318", "r329", "r330", "r331", "r336", "r634", "r643", "r673", "r674", "r770", "r789", "r1018" ] }, "us-gaap_EarningsPerShareDilutedAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareDilutedAbstract", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Earnings per common share - diluted:", "label": "Earnings Per Share, Diluted [Abstract]" } } }, "auth_ref": [] }, "us-gaap_EarningsPerSharePolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerSharePolicyTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "verboseLabel": "Earnings per Share", "label": "Earnings Per Share, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for computing basic and diluted earnings or loss per share for each class of common stock and participating security. Addresses all significant policy factors, including any antidilutive items that have been excluded from the computation and takes into account stock dividends, splits and reverse splits that occur after the balance sheet date of the latest reporting period but before the issuance of the financial statements." } } }, "auth_ref": [ "r37", "r38", "r333" ] }, "us-gaap_EarningsPerShareReconciliationAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareReconciliationAbstract", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Numerator:", "label": "Earnings Per Share Reconciliation [Abstract]" } } }, "auth_ref": [] }, "us-gaap_EarningsPerShareTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHARE" ], "lang": { "en-us": { "role": { "terseLabel": "EARNINGS PER SHARE", "label": "Earnings Per Share [Text Block]", "documentation": "The entire disclosure for earnings per share." } } }, "auth_ref": [ "r314", "r332", "r334", "r335" ] }, "us-gaap_EffectiveIncomeTaxRateContinuingOperations": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateContinuingOperations", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "cuz_IncomeTaxExpenseBenefitContinuingOperationsPercent", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "totalLabel": "Tax expense before utilization of net operating loss carryforward", "label": "Effective Income Tax Rate Reconciliation, Percent", "documentation": "Percentage of current income tax expense (benefit) and deferred income tax expense (benefit) pertaining to continuing operations." } } }, "auth_ref": [ "r597", "r1054" ] }, "us-gaap_EffectiveIncomeTaxRateContinuingOperationsTaxRateReconciliationAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateContinuingOperationsTaxRateReconciliationAbstract", "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Rate", "label": "Effective Income Tax Rate Reconciliation, Percent [Abstract]" } } }, "auth_ref": [] }, "us-gaap_EffectiveIncomeTaxRateReconciliationAtFederalStatutoryIncomeTaxRate": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationAtFederalStatutoryIncomeTaxRate", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_EffectiveIncomeTaxRateContinuingOperations", "weight": 1.0, "order": 4.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Federal income tax benefit (expense)", "label": "Effective Income Tax Rate Reconciliation, at Federal Statutory Income Tax Rate, Percent", "documentation": "Percentage of domestic federal statutory tax rate applicable to pretax income (loss)." } } }, "auth_ref": [ "r293", "r597", "r619", "r1054" ] }, "us-gaap_EffectiveIncomeTaxRateReconciliationChangeInDeferredTaxAssetsValuationAllowance": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationChangeInDeferredTaxAssetsValuationAllowance", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_EffectiveIncomeTaxRateContinuingOperations", "weight": 1.0, "order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Valuation allowance", "label": "Effective Income Tax Rate Reconciliation, Change in Deferred Tax Assets Valuation Allowance, Percent", "documentation": "Percentage of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations attributable to changes in the valuation allowance for deferred tax assets." } } }, "auth_ref": [ "r601", "r1054", "r1250", "r1329" ] }, "us-gaap_EffectiveIncomeTaxRateReconciliationChangeInEnactedTaxRate": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationChangeInEnactedTaxRate", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_EffectiveIncomeTaxRateContinuingOperations", "weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Tax impact of capital loss carryforward", "label": "Effective Income Tax Rate Reconciliation, Change in Enacted Tax Rate, Percent", "documentation": "Percentage of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations attributable to changes in the income tax rates." } } }, "auth_ref": [ "r600", "r1054", "r1250", "r1329" ] }, "us-gaap_EffectiveIncomeTaxRateReconciliationOtherAdjustments": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationOtherAdjustments", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_EffectiveIncomeTaxRateContinuingOperations", "weight": 1.0, "order": 5.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Other", "label": "Effective Income Tax Rate Reconciliation, Other Adjustments, Percent", "documentation": "Percentage of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations attributable to other adjustments." } } }, "auth_ref": [ "r1054", "r1250", "r1329", "r1330" ] }, "us-gaap_EffectiveIncomeTaxRateReconciliationStateAndLocalIncomeTaxes": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationStateAndLocalIncomeTaxes", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_EffectiveIncomeTaxRateContinuingOperations", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "State income tax benefit (expense)", "label": "Effective Income Tax Rate Reconciliation, State and Local Income Taxes, Percent", "documentation": "Percentage of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations applicable to state and local income tax expense (benefit), net of federal tax expense (benefit)." } } }, "auth_ref": [ "r599", "r1054", "r1250", "r1329" ] }, "cuz_EffectiveIncomeTaxRateReconciliationTaxImpactOfInterestAndOtherBookToTaxTimingDifferencesAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EffectiveIncomeTaxRateReconciliationTaxImpactOfInterestAndOtherBookToTaxTimingDifferencesAmount", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_IncomeTaxExpenseBenefit", "weight": 1.0, "order": 6.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "negatedLabel": "Tax impact of interest and other book to tax timing differences", "label": "Effective Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Amount", "documentation": "Effective Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Amount" } } }, "auth_ref": [] }, "cuz_EffectiveIncomeTaxRateReconciliationTaxImpactOfInterestAndOtherBookToTaxTimingDifferencesPercent": { "xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EffectiveIncomeTaxRateReconciliationTaxImpactOfInterestAndOtherBookToTaxTimingDifferencesPercent", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_EffectiveIncomeTaxRateContinuingOperations", "weight": 1.0, "order": 6.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Tax impact of interest and other book to tax timing differences", "label": "Effective Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Percent", "documentation": "Effective Income Tax Rate Reconciliation, Tax Impact Of Interest And Other Book To Tax Timing Differences, Percent" } } }, "auth_ref": [] }, "cuz_EightYearNoteWithInterestRateOf391Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EightYearNoteWithInterestRateOf391Member", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Senior Note, Unsecured Due 2025", "label": "Eight Year Note With Interest Rate Of 3.91% [Member]", "documentation": "Eight Year Note With Interest Rate Of 3.91%" } } }, "auth_ref": [] }, "cuz_EightYearUnsecuredSeniorNotesWithInterestRateOf378Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EightYearUnsecuredSeniorNotesWithInterestRateOf378Member", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "3.78% Senior Notes, Unsecured", "label": "Eight Year Unsecured Senior Notes With Interest Rate Of 3.78% [Member]", "documentation": "Eight Year Unsecured Senior Notes With Interest Rate Of 3.78%" } } }, "auth_ref": [] }, "cuz_EightYearUnsecuredSeniorNotesWithInterestRateOf391Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EightYearUnsecuredSeniorNotesWithInterestRateOf391Member", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "3.91% Senior Notes, Unsecured", "label": "Eight Year Unsecured Senior Notes With Interest Rate Of 3.91% [Member]", "documentation": "Eight Year Unsecured Senior Notes With Interest Rate Of 3.91%" } } }, "auth_ref": [] }, "cuz_EmoryUniversityMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EmoryUniversityMember", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Emory University", "label": "Emory University [Member]", "documentation": "Emory University." } } }, "auth_ref": [] }, "us-gaap_EmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsCapitalizedAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsCapitalizedAmount", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Amount of shares held", "label": "Share-Based Payment Arrangement, Amount Capitalized", "documentation": "Amount of cost capitalized for award under share-based payment arrangement." } } }, "auth_ref": [ "r581" ] }, "us-gaap_EmployeeServiceShareBasedCompensationNonvestedAwardsTotalCompensationCostNotYetRecognized": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeServiceShareBasedCompensationNonvestedAwardsTotalCompensationCostNotYetRecognized", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": {
```

```
"verboseLabel": "Unrecognized compensation cost", "label": "Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Amount", "documentation": "Amount of cost not yet recognized for nonvested award under share-based payment arrangement." } } }, "auth_ref": [ "r584" ] }, "us-gaap_EmployeeServiceShareBasedCompensationNonvestedAwardsTotalCompensationCostNotYetRecognizedPeriodForRecognition1": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeServiceShareBasedCompensationNonvestedAwardsTotalCompensationCostNotYetRecognizedPeriodForRecognition1", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Unrecognized compensation cost, period for recognition (in years)", "label": "Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Period for Recognition", "documentation": "Weighted-average period over which cost not yet recognized is expected to be recognized for award under share-based payment arrangement, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days." } } }, "auth_ref": [ "r584" ] }, "us-gaap_EmployeeStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeStockMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails", "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Employee Stock Purchase Plan", "label": "Employee Stock [Member]", "documentation": "An Employee Stock Purchase Plan is a tax-efficient means by which employees of a corporation can purchase the corporation's stock." } } }, "auth_ref": [] }, "us-gaap_EmployeeStockOptionMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeStockOptionMember", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails", "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Stock Options", "label": "Share-Based Payment Arrangement, Option [Member]", "documentation": "Share-based payment arrangement granting right, subject to vesting and other restrictions, to purchase or sell certain number of shares at predetermined price for specified period of time." } } }, "auth_ref": [] }, "cuz_EmployeesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EmployeesMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Employees", "label": "Employees [Member]", "documentation": "Employees [Member]" } } }, "auth_ref": [] }, "dei_EntityAddressAddressLine1": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine1", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Address Line One", "label": "Entity Address, Address Line One", "documentation": "Address Line 1 such as Attn, Building Name, Street Name" } } }, "auth_ref": [] }, "dei_EntityAddressAddressLine2": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine2", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Address Line Two", "label": "Entity Address, Address Line Two", "documentation": "Address Line 2 such as Street or Suite number" } } }, "auth_ref": [] }, "dei_EntityAddressCityOrTown": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressCityOrTown", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Address, City or Town", "label": "Entity Address, City or Town", "documentation": "Name of the City or Town" } } }, "auth_ref": [] }, "dei_EntityAddressPostalZipCode": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressPostalZipCode", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Postal Zip Code", "label": "Entity Address, Postal Zip Code", "documentation": "Code for the postal or zip code" } } }, "auth_ref": [] }, "dei_EntityAddressStateOrProvince": { "xbrltype": "stateOrProvinceItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressStateOrProvince", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Address, State or Province", "label": "Entity Address, State or Province", "documentation": "Name of the state or province." } } }, "auth_ref": [] }, "dei_EntityCentralIndexKey": { "xbrltype": "centralIndexKeyItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCentralIndexKey", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Central Index Key", "label": "Entity Central Index Key", "documentation": "A unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK." } } }, "auth_ref": [ "r1104" ] }, "dei_EntityCommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCommonStockSharesOutstanding", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Common Stock, Shares Outstanding", "label": "Entity Common Stock, Shares Outstanding", "documentation": "Indicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument." } } }, "auth_ref": [] }, "dei_EntityCurrentReportingStatus": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCurrentReportingStatus", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Current Reporting Status", "label": "Entity Current Reporting Status", "documentation": "Indicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": [] }, "dei_EntityDomain": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityDomain", "presentation": [ "http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails", "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails", "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails", "http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Entity [Domain]", "label": "Entity [Domain]", "documentation": "All the names of the entities being reported upon in a document. Any legal structure used to conduct activities or to hold assets. Some examples of such structures are corporations, partnerships, limited liability companies, grantor trusts, and other trusts. This item does not include business and geographical segments which are included in the geographical or business segments domains." } } }, "auth_ref": [] }, "dei_EntityEmergingGrowthCompany": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityEmergingGrowthCompany", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Emerging Growth Company", "label": "Entity Emerging Growth Company", "documentation": "Indicate if registrant meets the emerging growth company criteria." } } }, "auth_ref": [ "r1104" ] }, "dei_EntityFileNumber": { "xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity File Number", "label": "Entity File Number", "documentation": "Commission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen." } } }, "auth_ref": [] }, "dei_EntityFilerCategory": { "xbrltype": "filerCategoryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFilerCategory", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Filer Category", "label": "Entity Filer Category", "documentation": "Indicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": [ "r1104" ] }, "dei_EntityIncorporationStateCountryCode": { "xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Incorporation, State or Country Code", "label": "Entity Incorporation, State or Country Code", "documentation": "Two-character EDGAR code representing the state or country of incorporation." } } }, "auth_ref": [] }, "dei_EntityInteractiveDataCurrent": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityInteractiveDataCurrent", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Interactive Data Current", "label": "Entity Interactive Data Current", "documentation": "Boolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files)." } } }, "auth_ref": [ "r1214" ] }, "dei_EntityPublicFloat": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityPublicFloat", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Public Float", "label": "Entity Public Float", "documentation": "The aggregate market value of the voting and non-voting common equity held by non-affiliates computed by reference to the price at which the common equity was last sold, or the average bid and asked price of such common equity, as of the last business day of the registrant's most recently completed second fiscal quarter." } } }, "auth_ref": [] }, "dei_EntityRegistrantName": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityRegistrantName", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Registrant Name", "label": "Entity Registrant Name", "documentation": "The exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC." } } }, "auth_ref": [ "r1104" ] }, "dei_EntityShellCompany": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityShellCompany", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Shell Company", "label": "Entity Shell Company", "documentation": "Boolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act." } } }, "auth_ref": [ "r1104" ] }, "dei_EntitySmallBusiness": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntitySmallBusiness", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Small Business", "label": "Entity Small Business", "documentation": "Indicates that the company is a Smaller Reporting Company (SRC)." } } }, "auth_ref": [ "r1104" ] }, "dei_EntityTaxIdentificationNumber": { "xbrltype": "employerIdItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityTaxIdentificationNumber", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Tax Identification Number", "label": "Entity Tax Identification Number", "documentation": "The Tax Identification Number (TIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS." } } }, "auth_ref": [ "r1104" ] }, "dei_EntityVoluntaryFilers": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityVoluntaryFilers", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Voluntary Filers", "label": "Entity Voluntary Filers", "documentation": "Indicate 'Yes' or 'No' if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act." } } }, "auth_ref": [] }, "dei_EntityWellKnownSeasonedIssuer": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityWellKnownSeasonedIssuer", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Well-known Seasoned Issuer", "label": "Entity Well-known Seasoned Issuer", "documentation": "Indicate 'Yes' or 'No' if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Is used on Form Type: 10-K, 10-Q, 8-K, 20-F, 6-K, 10-K/A, 10-Q/A, 20-F/A, 6-K/A, N-CSR, N-Q, N-1A." } } }, "auth_ref": [ "r1215" ] }, "us-gaap_EntityWideInformationRevenueFromExternalCustomerLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EntityWideInformationRevenueFromExternalCustomerLineItems", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Revenue from External Customer [Line Items]", "label": "Revenue from External Customer [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [] }, "ecd_EqtyAwrdsAdjFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsAdjFnTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Equity Awards Adjustments, Footnote", "label": "Equity Awards Adjustments, Footnote [Text Block]" } } }, "auth_ref": [ "r1157" ] }, "ecd_EqtyAwrdsAdjsExclgValRprtdInSummryCompstnTblMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsAdjsExclgValRprtdInSummryCompstnTblMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Equity Awards Adjustments, Excluding Value Reported in Compensation Table", "label": "Equity Awards Adjustments, Excluding Value Reported in the Compensation Table [Member]" } } }, "auth_ref": [ "r1210" ] }, "ecd_EqtyAwrdsAdjsMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsAdjsMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Equity Awards Adjustments", "label": "Equity Awards Adjustments [Member]" } } }, "auth_ref": [ "r1210" ] }, "ecd_EqtyAwrdsInSummryCompstnTblForAplblYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsInSummryCompstnTblForAplblYrMember", "presentation": [
```

```
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table", "label": "Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table [Member]" } } }, "auth_ref": [ "r1210" ] }, "us-gaap_EquityAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityAbstract", "lang": { "en-us": { "role": { "terseLabel": "Equity [Abstract]", "label": "Equity [Abstract]" } } }, "auth_ref": [] } }, "cuz_EquityClassifiedAwardsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityClassifiedAwardsMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Equity Classified RSU Awards", "label": "Equity Classified Awards [Member]", "documentation": "Equity Classified Awards" } } }, "auth_ref": [] }, "cuz_EquityClassifiedDirectorGrantsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityClassifiedDirectorGrantsMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Director grants", "label": "Equity-Classified, Director Grants [Member]", "documentation": "Equity-Classified, Director Grants" } } }, "auth_ref": [] }, "cuz_EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Market-based RSUs", "label": "Equity-Classified, Market-Based Performance Restricted Stock Units [Member]", "documentation": "Equity-Classified, Market-Based Performance Restricted Stock Units" } } }, "auth_ref": [] }, "cuz_EquityClassifiedPerformanceBasedRestrictedStockUnitMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityClassifiedPerformanceBasedRestrictedStockUnitMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Performance-based RSUs", "label": "Equity-Classified, Performance Based Restricted Stock Unit [Member]", "documentation": "Equity-Classified, Performance Based Restricted Stock Unit" } } }, "auth_ref": [] }, "us-gaap_EquityComponentDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityComponentDomain", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity", "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Total Equity (Domain)", "terseLabel": "Equity Component [Domain]", "label": "Equity Component [Domain]", "documentation": "Components of equity are the parts of the total Equity balance including that which is allocated to common, preferred, treasury stock, retained earnings, etc." } } }, "auth_ref": [ "r16", "r247", "r274", "r275", "r276", "r296", "r297", "r298", "r301", "r308", "r310", "r312", "r338", "r398", "r404", "r433", "r509", "r614", "r615", "r630", "r631", "r632", "r635", "r642", "r643", "r654", "r656", "r657", "r658", "r659", "r661", "r672", "r684", "r685", "r686", "r687", "r688", "r689", "r697", "r700", "r721", "r786", "r813", "r814", "r815", "r836", "r904" ] }, "srt_EquityMethodInvesteeNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "EquityMethodInvesteeNameDomain", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHHCOVictoryCenterLPDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails", "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Investment, Name [Domain]", "label": "Investment, Name [Domain]", "documentation": "Name of investment including named security. Excludes entity that is consolidated." } } }, "auth_ref": [ "r389", "r390", "r392", "r626", "r1217", "r1218", "r1219", "r1333", "r1334", "r1335", "r1336" ] }, "us-gaap_EquityMethodInvestmentDividendsOrDistributions": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentDividendsOrDistributions", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Operating distributions from unconsolidated joint ventures", "label": "Proceeds from Equity Method Investment, Distribution", "documentation": "Amount of distribution received from equity method investee for return on investment, classified as operating activities. Excludes distribution for return of investment, classified as investing activities." } } }, "auth_ref": [ "r6", "r8", "r122", "r782" ] }, "us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentNonconsolidatedInvesteeAxis", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "Equity Method Investment, Nonconsolidated Investee [Axis]", "label": "Equity Method Investment, Nonconsolidated Investee [Axis]", "documentation": "Information by nonconsolidated equity method investee. Excludes information consolidated by reporting entity." } } }, "auth_ref": [ "r253", "r292", "r393", "r683", "r733", "r734", "r739", "r746", "r753", "r754", "r765", "r767", "r1067", "r1068", "r1069", "r1070", "r1071", "r1072", "r1073", "r1074", "r1075", "r1076", "r1077", "r1078" ] }, "us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentNonconsolidatedInvesteeDomain", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "Equity Method Investment, Nonconsolidated Investee [Domain]", "label": "Equity Method Investment, Nonconsolidated Investee [Domain]", "documentation": "Nonconsolidated equity method investee. Excludes information consolidated by reporting entity." } } }, "auth_ref": [ "r253", "r292", "r393", "r683", "r733", "r734", "r739", "r746", "r753", "r754", "r765", "r767", "r1067", "r1068", "r1069", "r1070", "r1071", "r1072", "r1073", "r1074", "r1075", "r1076", "r1077", "r1078" ] }, "us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "Equity Method Investment, Nonconsolidated Investee or Group of Investees", "label": "Equity Method Investment, Nonconsolidated Investee or Group of Investees [Member]", "documentation": "Nonconsolidated equity method investee or group of nonconsolidated investees. Excludes information consolidated by reporting entity." } } }, "auth_ref": [ "r1237", "r1249", "r1266", "r1356" ] }, "us-gaap_EquityMethodInvestmentOwnershipPercentage": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentOwnershipPercentage", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Ownership interest percentage", "label": "Equity Method Investment, Ownership Percentage", "documentation": "The percentage of ownership of common stock or equity participation in the investee accounted for under the equity method of accounting." } } }, "auth_ref": [ "r389" ] }, "cuz_EquityMethodInvestmentSummarizedFinancialInformationDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityMethodInvestmentSummarizedFinancialInformationDebt", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails" ], "lang": { "en-us": { "role": { "netLabel": "Aggregate outstanding indebtedness", "label": "Equity Method Investment Summarized Financial Information Debt", "documentation": "Equity method investment summarized financial information debt." } } }, "auth_ref": [] }, "cuz_EquityMethodInvestmentSummarizedFinancialInformationFinancialPositionAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityMethodInvestmentSummarizedFinancialInformationFinancialPositionAbstract", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "verboseLabel": "Equity Method Investment Summarized Financial Information Financial Position [Abstract]", "label": "Equity Method Investment Summarized Financial Information Financial Position [Abstract]", "documentation": "Equity method investment summarized financial information financial position." } } }, "auth_ref": [] }, "us-gaap_EquityMethodInvestments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestments", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 5.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "terseLabel": "Investment in unconsolidated joint ventures", "label": "Equity Method Investments", "documentation": "This item represents the carrying amount on the entity's balance sheet of its investment in common stock of an equity method investee. This is not an indicator of the fair value of the investment, rather it is the initial cost adjusted for the entity's share of earnings and losses of the investee, adjusted for any distributions (dividends) and other than temporary impairment (OTTI) losses recognized." } } }, "auth_ref": [ "r337", "r356", "r375", "r387", "r1238", "r1265" ] }, "us-gaap_EquityMethodInvestmentsAndJointVenturesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentsAndJointVenturesAbstract", "lang": { "en-us": { "role": { "terseLabel": "Equity Method Investments and Joint Ventures [Abstract]", "label": "Equity Method Investments and Joint Ventures [Abstract]" } } }, "auth_ref": [] }, "us-gaap_EquityMethodInvestmentsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentsDisclosureTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES" ], "lang": { "en-us": { "role": { "verboseLabel": "INVESTMENT IN UNCONSOLIDATED JOINT VENTURES", "label": "Equity Method Investments and Joint Ventures Disclosure [Text Block]", "documentation": "The entire disclosure for equity method investments and joint ventures. Equity method investments are investments that give the investor the ability to exercise significant influence over the operating and financial policies of an investee. Joint ventures are entities owned and operated by a small group of businesses as a separate and specific business or project for the mutual benefit of the members of the group." } } }, "auth_ref": [ "r199", "r391", "r394", "r1219" ] }, "cuz_EquityMethodInvestmentsIncludingThoseWithNegativeBalances": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityMethodInvestmentsIncludingThoseWithNegativeBalances", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "verboseLabel": "Company's\u00a0Investment", "label": "Equity Method Investments Including those with Negative Balances", "documentation": "The carrying amount on the entity's balance sheet of its investment in common stock of an equity method investee, including those with credit balances. This is not an indicator of the fair value of the investment, rather it is the initial cost adjusted for the entity's share of earnings and losses of the investee, adjusted for any distributions (dividends) and other than temporary impairment (OTTI) losses recognized." } } }, "auth_ref": [] }, "us-gaap_EquityMethodInvestmentsPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentsPolicy", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "terseLabel": "Investment in Joint Ventures", "label": "Equity Method Investments [Policy Text Block]", "documentation": "Disclosure of accounting policy for equity method of accounting for investments and other interests. Investment includes, but is not limited to, unconsolidated subsidiary, corporate joint venture, noncontrolling interest in real estate venture, limited partnership, and limited liability company. Information includes, but is not limited to, ownership percentage, reason equity method is or is not considered appropriate, and accounting policy election
```

for distribution received." } } }, "auth_ref": ["r6", "r85", "r390"] }, "cuz_EquityMethodInvestmentsSummarizedFinancialInformationCash": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityMethodInvestmentsSummarizedFinancialInformationCash", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Cash balance of joint venture", "label": "Equity Method Investments Summarized Financial Information Cash", "documentation": "Equity method investments summarized financial information cash." } } }, "auth_ref": [] }, "cuz_EquityMethodInvestmentsSummarizedFinancialInformationLiabilityLoan": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EquityMethodInvestmentsSummarizedFinancialInformationLiabilityLoan", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails"], "lang": { "en-us": { "role": { "terseLabel": "Total liabilities related to loan", "label": "Equity Method Investments, Summarized Financial Information, Liability, Loan", "documentation": "Equity Method Investments, Summarized Financial Information, Liability, Loan" } } }, "auth_ref": [] }, "us-gaap_EquityMethodInvestmentsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityMethodInvestmentsTextBlock", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTables"], "lang": { "en-us": { "role": { "verboseLabel": "Schedule of Financial Data and Principal Activities of Unconsolidated Joint Ventures", "label": "Equity Method Investments [Table Text Block]", "documentation": "Tabular disclosure of equity method investments including, but not limited to, name of each investee or group of investments, percentage ownership, difference between recorded amount of an investment and the value of the underlying equity in the net assets, and summarized financial information." } } }, "auth_ref": ["r388"] }, "ecd_EquityValuationAssumptionDifferenceFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EquityValuationAssumptionDifferenceFnTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Equity Valuation Assumption Difference, Footnote", "label": "Equity Valuation Assumption Difference, Footnote [Text Block]" } } }, "auth_ref": ["r1167"] }, "ecd_ErrCompAnalysisTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ErrCompAnalysisTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Erroneous Compensation Analysis", "label": "Erroneous Compensation Analysis [Text Block]" } } }, "auth_ref": ["r1124", "r1135", "r1145", "r1178"] }, "ecd_ErrCompRecoveryTable": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ErrCompRecoveryTable", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Erroneously Awarded Compensation Recovery", "label": "Erroneously Awarded Compensation Recovery [Table]" } } }, "auth_ref": ["r1121", "r1132", "r1142", "r1175"] }, "cuz_EstimateOfFutureExpenseForAllTypesOfRSUOutstanding": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "EstimateOfFutureExpenseForAllTypesOfRSUOutstanding", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Estimate of future expense for all types of RSUs outstanding", "label": "Estimate Of Future Expense For All Types Of RSU Outstanding", "documentation": "Estimate Of Future Expense For All Types Of RSU Outstanding" } } }, "auth_ref": [] }, "us-gaap_EurodollarMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EurodollarMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Eurodollar", "label": "Eurodollar [Member]", "documentation": "Interest rate based on U.S. dollar denominated deposits at foreign banks or foreign branches of U.S. banks." } } }, "auth_ref": [] }, "ecd_ExecutiveCategoryAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ExecutiveCategoryAxis", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Executive Category:", "label": "Executive Category [Axis]" } } }, "auth_ref": ["r1173"] }, "us-gaap_FairValueOfFinancialInstrumentsPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueOfFinancialInstrumentsPolicy", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies"], "lang": { "en-us": { "role": { "terseLabel": "Determination of Fair Values", "label": "Fair Value of Financial Instruments, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for determining the fair value of financial instruments." } } }, "auth_ref": ["r12"] }, "us-gaap_FederalFundsEffectiveSwapRateMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FederalFundsEffectiveSwapRateMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Federal Funds Rate", "label": "Fed Funds Effective Rate Overnight Index Swap Rate [Member]", "documentation": "Fixed rate on U.S. dollar, constant-notional interest rate swap having its variable-rate leg referenced to Federal Funds effective rate with no additional spread over Federal Funds effective rate on that variable-rate leg." } } }, "auth_ref": ["r1341"] }, "cuz_FeeAndOtherRevenueMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FeeAndOtherRevenueMember", "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Fees and other", "label": "Fee And Other Revenue [Member]", "documentation": "Fee And Other Revenue [Member]" } } }, "auth_ref": [] }, "cuz_FeesEarnedFromUnconsolidatedJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FeesEarnedFromUnconsolidatedJointVentures", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Fees earned from unconsolidated joint ventures", "label": "Fees Earned from Unconsolidated Joint Ventures", "documentation": "Fees earned from unconsolidated joint ventures." } } }, "auth_ref": [] }, "cuz_FeesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FeesMember", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Fee income", "label": "Fees [Member]", "documentation": "Fees [Member]" } } }, "auth_ref": [] }, "cuz_FifthThirdCenterMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FifthThirdCenterMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Fifth Third Center", "label": "Fifth Third Center [Member]", "documentation": "Fifth Third Center [Member]" } } }, "auth_ref": [] }, "us-gaap_FinanceLeaseInterestExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinanceLeaseInterestExpense", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Interest expense related to finance lease", "label": "Finance Lease, Interest Expense", "documentation": "Amount of interest expense on finance lease liability." } } }, "auth_ref": ["r704", "r706", "r1065"] }, "us-gaap_FinanceLeaseLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinanceLeaseLiability", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Finance ground leases, liability", "label": "Finance Lease, Liability", "documentation": "Present value of lessee's discounted obligation for lease payments from finance lease." } } }, "auth_ref": ["r702", "r712"] }, "us-gaap_FinanceLeaseLiabilityStatementOfFinancialPositionExtensibleList": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinanceLeaseLiabilityStatementOfFinancialPositionExtensibleList", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finance Lease, Liability, Statement of Financial Position [Extensible List]", "label": "Finance Lease, Liability, Statement of Financial Position [Extensible Enumeration]", "documentation": "Indicates line item in statement of financial position that includes finance lease liability." } } }, "auth_ref": ["r703"] }, "cuz_FinanceLeasePayments": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FinanceLeasePayments", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finance lease payments", "label": "Finance Lease, Payments", "documentation": "Finance Lease, Payments" } } }, "auth_ref": [] }, "us-gaap_FinanceLeaseRightOfUseAsset": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinanceLeaseRightOfUseAsset", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finance ground leases, right-of-use asset", "label": "Finance Lease, Right-of-Use Asset, after Accumulated Amortization", "documentation": "Amount, after accumulated amortization, of right-of-use asset from finance lease." } } }, "auth_ref": ["r701"] }, "us-gaap_FinanceLeaseRightOfUseAssetStatementOfFinancialPositionExtensibleList": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinanceLeaseRightOfUseAssetStatementOfFinancialPositionExtensibleList", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finance Lease, Right-of-Use Asset, Statement of Financial Position [Extensible List]", "label": "Finance Lease, Right-of-Use Asset, Statement of Financial Position [Extensible Enumeration]", "documentation": "Indicates line item in statement of financial position that includes finance lease right-of-use asset." } } }, "auth_ref": ["r703"] }, "us-gaap_FinanceLeaseWeightedAverageDiscountRatePercent": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinanceLeaseWeightedAverageDiscountRatePercent", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finance lease, weighted average discount rate", "label": "Finance Lease, Weighted Average Discount Rate, Percent", "documentation": "Weighted average discount rate for finance lease calculated at point in time." } } }, "auth_ref": ["r711", "r1065"] }, "us-gaap_FinanceLeaseWeightedAverageRemainingLeaseTerm1": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinanceLeaseWeightedAverageRemainingLeaseTerm1", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finance lease, weighted average remaining term", "label": "Finance Lease, Weighted Average Remaining Lease Term", "documentation": "Weighted average remaining lease term for finance lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days." } } }, "auth_ref": ["r710", "r1065"] }, "us-gaap_FinancialInstrumentsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinancialInstrumentsDisclosureTextBlock", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTS"], "lang": { "en-us": { "role": { "terseLabel": "DERIVATIVE FINANCIAL INSTRUMENTS", "label": "Financial Instruments Disclosure [Text Block]", "documentation": "The entire disclosure for financial instruments. This disclosure includes, but is not limited to, fair value measurements of short and long term marketable securities, international currencies forward contracts, and auction rate securities. Financial instruments may include hedging and non-hedging currency exchange instruments, derivatives, securitizations and securities available for sale at fair value. Also included are investment results, realized and unrealized gains and losses as well as impairments and risk management disclosures." } } }, "auth_ref": [] }, "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": null, "weight": null, "order": null, "root": true }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails_1": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "totalLabel": "Finite-lived intangibles, net", "label": "Finite Lived Assets Intangible and Liabilities Future Amortization Expense", "documentation": "Finite lived assets intangible and liabilities future amortization expense." } } }, "auth_ref": [] }, "us-gaap_FiniteLivedIntangibleAssetsAccumulatedAmortization": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsAccumulatedAmortization", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Accumulated amortization", "label": "Finite-Lived Intangible Assets, Accumulated Amortization", "documentation": "Accumulated amount of amortization of assets, excluding financial assets and goodwill, lacking physical substance with a finite life." } } }, "auth_ref": ["r256", "r405", "r424", "r1034"] }, "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseAfterYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsAmortizationExpenseAfterYearFive", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "us-gaap_FiniteLivedIntangibleAssetsNet", "weight": 1.0, "order": 6.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "terseLabel": "Thereafter", "label": "Finite-Lived Intangible Asset, Expected Amortization, after Year Five", "documentation": "Amount of amortization for asset, excluding financial asset and goodwill, lacking physical substance with finite life expected to be recognized after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r1276", "r1426"] }, "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseNextTwelveMonths": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":

```
"FiniteLivedIntangibleAssetsAmortizationExpenseNextTwelveMonths", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "us-
gaap_FiniteLivedIntangibleAssetsNet", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "2025",
"label": "Finite-Lived Intangible Asset, Expected Amortization, Year One", "documentation": "Amount of amortization for assets, excluding financial assets and goodwill,
lacking physical substance with finite life expected to be recognized in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods
are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": [ "r426", "r1011", "r1034" ] }, "us-
gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearFive", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "us-
gaap_FiniteLivedIntangibleAssetsNet", "weight": 1.0, "order": 5.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "2029",
"label": "Finite-Lived Intangible Asset, Expected Amortization, Year Five", "documentation": "Amount of amortization for assets, excluding financial assets and goodwill,
lacking physical substance with finite life expected to be recognized in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods
are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": [ "r426", "r1011", "r1034" ] }, "us-
gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearFour": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearFour", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "us-
gaap_FiniteLivedIntangibleAssetsNet", "weight": 1.0, "order": 4.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "2028",
"label": "Finite-Lived Intangible Asset, Expected Amortization, Year Four", "documentation": "Amount of amortization for assets, excluding financial assets and goodwill,
lacking physical substance with finite life expected to be recognized in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim
periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": [ "r426", "r1011", "r1034" ] }, "us-
gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearThree": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearThree", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "us-
gaap_FiniteLivedIntangibleAssetsNet", "weight": 1.0, "order": 3.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "2027",
"label": "Finite-Lived Intangible Asset, Expected Amortization, Year Three", "documentation": "Amount of amortization for assets, excluding financial assets and goodwill,
lacking physical substance with finite life expected to be recognized in third fiscal year following current fiscal year. Excludes interim and annual periods when interim
periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": [ "r426", "r1011", "r1034" ] }, "us-
gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "us-
gaap_FiniteLivedIntangibleAssetsNet", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "2026",
"label": "Finite-Lived Intangible Asset, Expected Amortization, Year Two", "documentation": "Amount of amortization for assets, excluding financial assets and goodwill,
lacking physical substance with finite life expected to be recognized in second fiscal year following current fiscal year. Excludes interim and annual periods when interim
periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": [ "r426", "r1011", "r1034" ] }, "us-
gaap_FiniteLivedIntangibleAssetsByMajorClassAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsByMajorClassAxis", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails",
"http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Finite-Lived Intangible
Assets by Major Class [Axis]", "label": "Finite-Lived Intangible Assets by Major Class [Axis]", "documentation": "Information by major type or class of finite-lived intangible
assets." } } }, "auth_ref": [ "r417", "r419", "r420", "r421", "r423", "r424", "r427", "r428", "r728", "r732", "r1011" ] }, "us-
gaap_FiniteLivedIntangibleAssetsFutureAmortizationExpenseAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsFutureAmortizationExpenseAbstract", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Future
Amortization of Intangible Assets:", "label": "Finite-Lived Intangible Assets, Net, Amortization Expense, Fiscal Year Maturity [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_FiniteLivedIntangibleAssetsLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsLineItems",
"presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Finite-Lived
Intangible Assets [Line Items]", "label": "Finite-Lived Intangible Assets [Line Items]", "documentation": "Line items represent financial concepts included in a table. These
concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r417", "r424", "r427",
"r428", "r430", "r728", "r1011", "r1034" ] }, "us-gaap_FiniteLivedIntangibleAssetsMajorClassNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "FiniteLivedIntangibleAssetsMajorClassNameDomain", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails",
"http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Finite-Lived Intangible
Assets, Major Class Name [Domain]", "label": "Finite-Lived Intangible Assets, Major Class Name [Domain]", "documentation": "The major class of finite-lived intangible asset
(for example, patents, trademarks, copyrights, etc.) A major class is composed of intangible assets that can be grouped together because they are similar, either by their
nature or by their use in the operations of a company." } } }, "auth_ref": [ "r417", "r419", "r420", "r421", "r423", "r424", "r427", "r428", "r1011" ] }, "us-
gaap_FiniteLivedIntangibleAssetsNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsNet", "crdr":
"debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails": { "parentTag": "us-
gaap_IntangibleAssetsNetIncludingGoodwill", "weight": 1.0, "order": 1.0 },
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag":
"cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Finite-lived
intangible assets, net", "totalLabel": "Finite-lived intangible assets, net", "label": "Finite-Lived Intangible Assets, Net", "documentation": "Amount after amortization of assets,
excluding financial assets and goodwill, lacking physical substance with a finite life." } } }, "auth_ref": [ "r728", "r1275" ] }, "us-
gaap_FiniteLivedIntangibleAssetsRemainingAmortizationPeriod1": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsRemainingAmortizationPeriod1", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Weighted
average remaining lease term", "label": "Finite-Lived Intangible Assets, Remaining Amortization Period", "documentation": "Remaining amortization period of finite-lived
intangible assets, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days." } } }, "auth_ref": [ "r728"
] }, "cuz_FiniteLivedIntangibleLiabilitiesAccumulatedAmortization": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"FiniteLivedIntangibleLiabilitiesAccumulatedAmortization", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Accumulated
amortization", "label": "Finite-Lived Intangible Liabilities, Accumulated Amortization", "documentation": "Finite-Lived Intangible Liabilities, Accumulated Amortization" } } },
"auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesAmortizationExpenseAfterYearFive": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesAmortizationExpenseAfterYearFive", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "cuz_FiniteLivedIntangibleLiabilitiesNet",
"weight": 1.0, "order": 6.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang":
{ "en-us": { "role": { "negatedTerseLabel": "Thereafter", "label": "Finite-Lived Intangible Liabilities, Amortization Expense, After Year Five", "documentation": "Finite-Lived
Intangible Liabilities, Amortization Expense, After Year Five" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearFive": { "xbrltype":
"monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearFive", "crdr": "credit",
"calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag":
"cuz_FiniteLivedIntangibleLiabilitiesNet", "weight": 1.0, "order": 5.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel":
"2029", "label": "Finite-Lived Intangible Liabilities, Amortization Expense, Year Five", "documentation": "Finite-Lived Intangible Liabilities, Amortization Expense, Year Five" }
} }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearFour": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearFour", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "cuz_FiniteLivedIntangibleLiabilitiesNet",
"weight": 1.0, "order": 4.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang":
{ "en-us": { "role": { "negatedTerseLabel": "2028", "label": "Finite-Lived Intangible Liabilities, Amortization Expense, Year Four", "documentation": "Finite-Lived Intangible
Liabilities, Amortization Expense, Year Four" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearOne": { "xbrltype": "monetaryItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearOne", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag":
"cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearOne", "weight": -1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel":
"2025", "label": "Finite-Lived Intangible Liabilities, Amortization Expense, Year One", "documentation": "Finite-Lived Intangible Liabilities, Amortization Expense, Year One" }
} }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearThree": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearThree", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "cuz_FiniteLivedIntangibleLiabilitiesNet",
"weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang":
{ "en-us": { "role": { "negatedTerseLabel": "2027", "label": "Finite-Lived Intangible Liabilities, Amortization Expense, Year Three", "documentation": "Finite-Lived Intangible
Liabilities, Amortization Expense, Year Three" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearTwo": { "xbrltype": "monetaryItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesAmortizationExpenseYearTwo", "crdr": "credit", "calculation": {
```

"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearTwo", "weight": -1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "negatedTerseLabel": "2026", "label": "Finite-Lived Intangible Liabilities, Amortization Expense, Year Two", "documentation": "Finite-Lived Intangible Liabilities, Amortization Expense, Year Two" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesByMajorClassAxis": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesByMajorClassAxis", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails", "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails", "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finite Lived Intangible Liabilities by Major Class [Axis]", "label": "Finite Lived Intangible Liabilities by Major Class [Axis]", "documentation": "Finite Lived Intangible Liabilities by Major Class Axis" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesByMajorClassDomain": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesByMajorClassDomain", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails", "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails", "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finite Lived Intangible Liabilities by Major Class [Domain]", "label": "Finite Lived Intangible Liabilities by Major Class [Domain]", "documentation": "Finite Lived Intangible Liabilities by Major Class Domain" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesNet": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesNet", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": -1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails", "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finite-lived intangible liabilities, net", "negatedTotalLabel": "Finite-lived intangible liabilities, net", "label": "Finite-Lived Intangible Liabilities, Net", "documentation": "Finite-Lived Intangible Liabilities, Net" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesNetAmortizationFiscalYearMaturityAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesNetAmortizationFiscalYearMaturityAbstract", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "terseLabel": "Future Amortization of Intangible Liabilities:", "label": "Finite-Lived Intangible Liabilities, Net, Amortization, Fiscal Year Maturity [Abstract]", "documentation": "Finite-Lived Intangible Liabilities, Net, Amortization, Fiscal Year Maturity [Abstract]" } } }, "auth_ref": [] }, "cuz_FiniteLivedIntangibleLiabilitiesRemainingAmortizationPeriod": { "xbrltype": "durationItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FiniteLivedIntangibleLiabilitiesRemainingAmortizationPeriod", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "terseLabel": "Weighted average remaining lease term", "label": "Finite-Lived Intangible Liabilities, Remaining Amortization Period", "documentation": "Finite-Lived Intangible Liabilities, Remaining Amortization Period" } } }, "auth_ref": [] }, "cuz_FirstPriorityMortgageLoanMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FirstPriorityMortgageLoanMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails"], "lang": { "en-us": { "role": { "terseLabel": "First Priority Mortgage Loan", "label": "First Priority Mortgage Loan [Member]", "documentation": "First Mortgage Loan" } } }, "auth_ref": [] }, "ecd_ForgoneRecoveryDueToDisqualificationOfTaxBenefitsAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryDueToDisqualificationOfTaxBenefitsAmt", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Forgone Recovery due to Disqualification of Tax Benefits, Amount", "label": "Forgone Recovery due to Disqualification of Tax Benefits, Amount" } } }, "auth_ref": ["r1128", "r1139", "r1149", "r1182"] }, "ecd_ForgoneRecoveryDueToExpenseOfEnforcementAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryDueToExpenseOfEnforcementAmt", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Forgone Recovery due to Expense of Enforcement, Amount", "label": "Forgone Recovery due to Expense of Enforcement, Amount" } } }, "auth_ref": ["r1128", "r1139", "r1149", "r1182"] }, "ecd_ForgoneRecoveryDueToViolationOfHomeCountryLawAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryDueToViolationOfHomeCountryLawAmt", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Forgone Recovery due to Violation of Home Country Law, Amount", "label": "Forgone Recovery due to Violation of Home Country Law, Amount" } } }, "auth_ref": ["r1128", "r1139", "r1149", "r1182"] }, "ecd_ForgoneRecoveryExplanationOfImpracticabilityTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryExplanationOfImpracticabilityTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Forgone Recovery, Explanation of Impracticability", "label": "Forgone Recovery, Explanation of Impracticability [Text Block]" } } }, "auth_ref": ["r1128", "r1139", "r1149", "r1182"] }, "ecd_ForgoneRecoveryIndName": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryIndName", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Name", "label": "Forgone Recovery, Individual Name" } } }, "auth_ref": ["r1128", "r1139", "r1149", "r1182"] }, "ecd_FrValAsOfPrrYrEndOfEqtyAwrdsGrntdInPrrYrsFldVstngCondsDrngCvrdYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "FrValAsOfPrrYrEndOfEqtyAwrdsGrntdInPrrYrsFldVstngCondsDrngCvrdYrMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year", "label": "Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year [Member]" } } }, "auth_ref": ["r1162"] }, "us-gaap_FurnitureAndFixturesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FurnitureAndFixturesMember", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Furniture, Fixtures and Equipment", "label": "Furniture and Fixtures [Member]", "documentation": "Equipment commonly used in offices and stores that have no permanent connection to the structure of a building or utilities. Examples include, but are not limited to, desks, chairs, tables, and bookcases." } } }, "auth_ref": [] }, "cuz_FurnitureFixtureAndEquipmentAndLeaseholdImprovements": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FurnitureFixtureAndEquipmentAndLeaseholdImprovements", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/OTHERASSETSDetails": { "parentTag": "us-gaap_OtherAssets", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/OTHERASSETSDetails"], "lang": { "en-us": { "role": { "terseLabel": "Furniture, fixtures, and equipment and other deferred costs, net of accumulated depreciation of $20,004 and $18,564 in 2024 and 2023, respectively", "label": "Furniture, Fixture And Equipment And Leasehold Improvements", "documentation": "Furniture, Fixture And Equipment And Leasehold Improvements" } } }, "auth_ref": [] }, "cuz_FurnitureFixtureAndEquipmentAndLeaseholdImprovementsAccumulatedDepreciation": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FurnitureFixtureAndEquipmentAndLeaseholdImprovementsAccumulatedDepreciation", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/OTHERASSETSDetails"], "lang": { "en-us": { "role": { "terseLabel": "Accumulated depreciation of furniture, fixtures and equipment, leasehold improvements, and other deferred costs", "label": "Furniture, Fixture And Equipment And Leasehold Improvements Accumulated Depreciation", "documentation": "Furniture, Fixture And Equipment And Leasehold Improvements Accumulated Depreciation" } } }, "auth_ref": [] }, "cuz_FutureAmortizationOfIntangibleAssetsAndLiabilitiesTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "FutureAmortizationOfIntangibleAssetsAndLiabilitiesTableTextBlock", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESTables"], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Aggregate Amortization of Intangible Assets and Liabilities", "label": "Future Amortization of Intangible Assets and Liabilities [Table Text Block]", "documentation": "Aggregate amortization of intangible assets and liabilities for the next five years and thereafter by type, including weighted average remaining lease term." } } }, "auth_ref": [] }, "cuz_GainLossFromUnconsolidatedJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "GainLossFromUnconsolidatedJointVentures", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 1.0 }, "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_ProfitLoss", "weight": 1.0, "order": 6.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Gain on sales of investment in unconsolidated joint ventures", "negatedTerseLabel": "Gain on sales of investments in unconsolidated joint ventures", "label": "Gain (Loss) From Unconsolidated Joint Ventures", "documentation": "Gain (Loss) From Unconsolidated Joint Ventures" } } }, "auth_ref": [] }, "us-gaap_GainLossOnDispositionOfRealEstateDiscontinuedOperations": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GainLossOnDispositionOfRealEstateDiscontinuedOperations", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_ProfitLoss", "weight": 1.0, "order": 4.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Gain (loss) on investment property transactions", "negatedTerseLabel": "Loss (gain) on investment property transactions", "label": "Gain (Loss) on Disposition of Real Estate, Discontinued Operations", "documentation": "Amount of difference between the carrying amount and the sales price of real estate properties sold as part of discontinued operations." } } }, "auth_ref": [] }, "us-gaap_GainLossOnSaleOfInvestments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GainLossOnSaleOfInvestments", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 6.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Loss (gain) on investment property transactions", "label": "Gain (Loss) on Sale of Investments", "documentation": "The net realized gain (loss) on investments sold during the period, not including gains (losses) on securities separately or otherwise categorized as trading, available-for-sale, or held-to-maturity, which, for cash flow reporting, is a component of proceeds from investing activities." } } }, "auth_ref": ["r8"] }, "us-gaap_GainLossOnSaleOfProperties": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GainLossOnSaleOfProperties", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails", "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails"], "lang": { "en-us": { "role": { "netLabel": "Gain on sale of property", "terseLabel": "Gain (loss) from sale of property", "label": "Gain (Loss) on Sale of Properties", "documentation": "The difference between the carrying value and the sale price of real estate or properties that were intended to be sold or held for capital appreciation or rental income. This element refers to the gain (loss) included in earnings and not to the cash proceeds of the sale. This element is a noncash adjustment to net income when calculating net cash generated by operating activities using the indirect method." } } }, "auth_ref": ["r1246", "r1279", "r1280"] }, "us-gaap_GainsLossesOnExtinguishmentOfDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GainsLossesOnExtinguishmentOfDebt", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_ProfitLoss", "weight": 1.0, "order": 5.0 }, "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 8.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Gain on extinguishment of debt", "negatedTerseLabel": "Loss on extinguishment of debt", "negatedNetLabel": "Gain on extinguishment of debt", "label": "Gain (Loss) on Extinguishment of Debt", "documentation": "Difference between the fair value of payments made and the carrying amount of debt which is extinguished prior to maturity." } } }, "auth_ref": ["r8", "r53", "r54"] }, "us-gaap_Goodwill": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Goodwill", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails": { "parentTag": "us-gaap_IntangibleAssetsNetIncludingGoodwill", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Goodwill", "label": "Goodwill", "documentation": "Amount, after accumulated impairment loss, of asset representing future economic benefit arising from other asset acquired in business combination or from joint venture formation or both, that is not individually identified and separately recognized." } } }, "auth_ref": ["r255", "r406", "r768", "r1027", "r1033",

```
"r1059", "r1066", "r1268", "r1269" ] }, "us-gaap_GoodwillAndIntangibleAssetsDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "GoodwillAndIntangibleAssetsDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel": "Goodwill and Intangible Assets Disclosure [Abstract]", "label":
"Goodwill and Intangible Assets Disclosure [Abstract]" } } }, "auth_ref": [] }, "cuz_HICOVictoryCenterLPMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "HICOVictoryCenterLPMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "HICO Victory Center LP", "verboseLabel": "HICO Victory Center LP", "label": "HICO Victory Center LP [Member]",
"documentation": "HICO Victory Center LP [Member]" } } }, "auth_ref": [] }, "cuz_HarborviewPlazaMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "HarborviewPlazaMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Harborview Plaza", "label": "Harborview Plaza [Member]", "documentation": "Harborview Plaza [Member]" } } }, "auth_ref": [] }, "cuz_HaydenFerryMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "HaydenFerryMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Hayden
Ferry", "label": "Hayden Ferry [Member]", "documentation": "Hayden Ferry [Member]" } } }, "auth_ref": [] }, "cuz_HeightsUnionMember": { "xbrltype": "domainItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "HeightsUnionMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Heights
Union", "label": "Heights Union [Member]", "documentation": "Heights Union Member" } } }, "auth_ref": [] }, "cuz_HinesMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "HinesMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Hines", "label": "Hines [Member]", "documentation": "Hines [Member]" } } }, "auth_ref": [] }, "cuz_HoustonTexasMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "HoustonTexasMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Houston, TX", "label": "Houston, Texas [Member]", "documentation": "Houston, Texas [Member]" } } }, "auth_ref": [] }, "dei_IcfrAuditorAttestationFlag": { "xbrltype":
"booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "IcfrAuditorAttestationFlag", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ],
"lang": { "en-us": { "role": { "terseLabel": "ICFR Auditor Attestation Flag", "label": "ICFR Auditor Attestation Flag" } } }, "auth_ref": [ "r1107", "r1108", "r1131" ] }, "us-
gaap_ImpairmentOrDisposalOfLongLivedAssetsPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ImpairmentOrDisposalOfLongLivedAssetsPolicyTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang":
{ "en-us": { "role": { "verboseLabel": "Impairment", "label": "Impairment or Disposal of Long-Lived Assets, Policy [Policy Text Block]", "documentation": "Disclosure of
accounting policy for recognizing and measuring the impairment of long-lived assets. An entity also may disclose its accounting policy for long-lived assets to be sold. This
policy excludes goodwill and intangible assets." } } }, "auth_ref": [ "r0", "r143" ] }, "us-gaap_IncentiveToLessee": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "IncentiveToLessee", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/OTHERASSETSDetails": {
"parentTag": "us-gaap_OtherAssets", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/OTHERASSETSDetails" ], "lang": { "en-us": {
"role": { "terseLabel": "Lease inducements, net of accumulated amortization of $8,181 and $5,860 in 2024 and 2023, respectively", "label": "Incentive to Lessee",
"documentation": "Amount of incentive granted by lessor to lessee." } } }, "auth_ref": [ "r186", "r187", "r1220" ] }, "us-
gaap_IncomeLossFromContinuingOperationsAttributableToNoncontrollingEntity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"IncomeLossFromContinuingOperationsAttributableToNoncontrollingEntity", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": { "parentTag": "us-gaap_NetIncomeLossAvailableToCommonStockholdersDiluted", "weight": -1.0,
"order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "negatedLabel": "Net income
attributable to noncontrolling interests", "negatedTerseLabel": "Net income attributable to other noncontrolling interests", "label": "Income (Loss) from Continuing
Operations, Net of Tax, Attributable to Noncontrolling Interest", "documentation": "Amount after tax of income (loss) from continuing operations attributable to the
noncontrolling interest." } } }, "auth_ref": [ "r67", "r158", "r308" ] }, "us-gaap_IncomeLossFromEquityMethodInvestments": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "IncomeLossFromEquityMethodInvestments", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_ProfitLoss", "weight": 1.0, "order": 3.0 },
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order":
7.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows",
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations",
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Income (loss) from unconsolidated joint ventures", "negatedTerseLabel": "Loss (income) from unconsolidated joint ventures", "label": "Income (Loss) from Equity Method
Investments", "documentation": "Amount of income (loss) for proportionate share of equity method investee's income (loss)." } } }, "auth_ref": [ "r8", "r122", "r173", "r337",
"r352", "r375", "r387", "r782" ] }, "cuz_IncomeLossFromEquityMethodInvestmentsGrossOfImpairmentCharges": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "IncomeLossFromEquityMethodInvestmentsGrossOfImpairmentCharges", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "Company's Income (Loss) from Investment", "label": "Income (Loss) From Equity Method Investments Gross Of Impairment
Charges", "documentation": "Income (Loss) From Equity Method Investments Gross Of Impairment Charges" } } }, "auth_ref": [] },
"cuz_IncomeLossFromUnconsolidatedJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"IncomeLossFromUnconsolidatedJointVentures", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Gain on sales of investments in unconsolidated joint ventures", "label": "Income (Loss) From Unconsolidated Joint Ventures", "documentation": "Income (Loss) From
Unconsolidated Joint Ventures" } } }, "auth_ref": [] }, "us-gaap_IncomeStatementAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "IncomeStatementAbstract", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "Income Statement [Abstract]", "label": "Income Statement [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsAxis": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsAxis",
"presentation": [ "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Disposal Group Name [Axis]", "label":
"Disposal Group Name [Axis]", "documentation": "Information by name of disposal group." } } }, "auth_ref": [ "r1049", "r1050" ] }, "us-
gaap_IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsLineItems": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsLineItems",
"presentation": [ "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Income Statement, Balance Sheet and
Additional Disclosures by Disposal Groups, Including Discontinued Operations [Line Items]", "label": "Income Statement, Balance Sheet and Additional Disclosures by
Disposal Groups, Including Discontinued Operations [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to
disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [] }, "us-
gaap_IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsTable": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "IncomeStatementBalanceSheetAndAdditionalDisclosuresByDisposalGroupsIncludingDiscontinuedOperationsTable",
"presentation": [ "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Disposal Groups, Including Discontinued
Operations [Table]", "label": "Disposal Groups, Including Discontinued Operations [Table]", "documentation": "Disclosure of information about a disposal group. Includes, but
is not limited to, a discontinued operation, disposal classified as held-for-sale or disposed of by means other than sale or disposal of an individually significant component." } }
}, "auth_ref": [ "r13", "r18", "r20", "r90", "r95", "r96", "r97", "r98", "r99", "r101", "r103", "r104", "r142" ] }, "us-gaap_IncomeTaxDisclosureAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel": "Income Tax Disclosure
[Abstract]", "label": "Income Tax Disclosure [Abstract]" } } }, "auth_ref": [] }, "us-gaap_IncomeTaxDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "IncomeTaxDisclosureTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXES" ], "lang": { "en-us": {
"role": { "verboseLabel": "INCOME TAXES", "label": "Income Tax Disclosure [Text Block]", "documentation": "The entire disclosure for income tax." } } }, "auth_ref": [ "r293",
"r592", "r597", "r602", "r603", "r604", "r605", "r610", "r620", "r622", "r624", "r625", "r833", "r1054" ] }, "us-gaap_IncomeTaxExpenseBenefit": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxExpenseBenefit", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag":
"cuz_IncomeTaxExpenseBenefitContinuingOperationsAmount", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "negatedTotalLabel": "Tax expense before
utilization of net operating loss carryforward", "label": "Income Tax Expense (Benefit)", "documentation": "Amount of current income tax expense (benefit) and deferred
income tax expense (benefit) pertaining to continuing operations." } } }, "auth_ref": [ "r190", "r198", "r311", "r312", "r337", "r353", "r375", "r596", "r597", "r621", "r790",
"r1054" ] }, "cuz_IncomeTaxExpenseBenefitContinuingOperationsAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "IncomeTaxExpenseBenefitContinuingOperationsAmount", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": null, "weight": null, "order": null, "root": true } },
"presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "negatedTotalLabel": "Benefit
applicable to income (loss) from continuing operations", "label": "Income Tax Expense (Benefit), Continuing Operations, Amount", "documentation": "Income Tax Expense
(Benefit), Continuing Operations, Amount" } } }, "auth_ref": [] }, "us-gaap_IncomeTaxExpenseBenefitContinuingOperationsIncomeTaxReconciliationAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxExpenseBenefitContinuingOperationsIncomeTaxReconciliationAbstract", "presentation": [
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Amount", "label": "Income Tax
Expense (Benefit), Effective Income Tax Rate Reconciliation, Amount [Abstract]" } } }, "auth_ref": [] }, "cuz_IncomeTaxExpenseBenefitContinuingOperationsPercent": {
"xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IncomeTaxExpenseBenefitContinuingOperationsPercent", "calculation": {
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": null, "weight": null, "order": null, "root": true } },
"presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "totalLabel": "Benefit
applicable to income (loss) from continuing operations", "label": "Income Tax Expense (Benefit), Continuing Operations, Percent", "documentation": "Income Tax Expense
(Benefit), Continuing Operations, Percent" } } }, "auth_ref": [] }, "us-gaap_IncomeTaxPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "IncomeTaxPolicyTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": {
"en-us": { "role": { "verboseLabel": "Income Taxes", "label": "Income Tax, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for income taxes,
which may include its accounting policies for recognizing and measuring deferred tax assets and liabilities and related valuation allowances, recognizing investment tax
credits, operating loss carryforwards, tax credit carryforwards, and other carryforwards, methodologies for determining its effective income tax rate and the characterization
of interest and penalties in the financial statements." } } }, "auth_ref": [ "r273", "r594", "r595", "r605", "r606", "r609", "r613", "r828" ] }, "us-
gaap_IncomeTaxReconciliationChangeInDeferredTaxAssetsValuationAllowance": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"IncomeTaxReconciliationChangeInDeferredTaxAssetsValuationAllowance", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_IncomeTaxExpenseBenefit", "weight": 1.0, "order":
2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel":
"Valuation allowance", "label": "Effective Income Tax Rate Reconciliation, Change in Deferred Tax Assets Valuation Allowance, Amount", "documentation": "Amount of the
difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to
```

pretax income (loss) from continuing operations attributable to increase (decrease) in the valuation allowance for deferred tax assets." } } }, "auth_ref": ["r601", "r1054", "r1329"] }, "us-gaap_IncomeTaxReconciliationChangeInEnactedTaxRate": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxReconciliationChangeInEnactedTaxRate", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_IncomeTaxExpenseBenefit", "weight": 1.0, "order": 5.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Tax impact of capital loss carryforward", "label": "Effective Income Tax Rate Reconciliation, Change in Enacted Tax Rate, Amount", "documentation": "Amount of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations, attributable to increase (decrease) in the income tax rates." } } }, "auth_ref": ["r593", "r597", "r600", "r1054"] }, "us-gaap_IncomeTaxReconciliationIncomeTaxExpenseBenefitAtFederalStatutoryIncomeTaxRate": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxReconciliationIncomeTaxExpenseBenefitAtFederalStatutoryIncomeTaxRate", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_IncomeTaxExpenseBenefit", "weight": 1.0, "order": 3.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails"], "lang": { "en-us": { "role": { "negatedLabel": "Federal income tax benefit (expense)", "label": "Effective Income Tax Rate Reconciliation at Federal Statutory Income Tax Rate, Amount", "documentation": "The amount of income tax expense or benefit for the period computed by applying the domestic federal statutory tax rates to pretax income from continuing operations." } } }, "auth_ref": ["r597", "r1054"] }, "us-gaap_IncomeTaxReconciliationOtherAdjustments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxReconciliationOtherAdjustments", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_IncomeTaxExpenseBenefit", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Other", "label": "Effective Income Tax Rate Reconciliation, Other Adjustments, Amount", "documentation": "Amount of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations attributable to other adjustments." } } }, "auth_ref": ["r1054", "r1329", "r1330"] }, "us-gaap_IncomeTaxReconciliationStateAndLocalIncomeTaxes": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxReconciliationStateAndLocalIncomeTaxes", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "us-gaap_IncomeTaxExpenseBenefit", "weight": 1.0, "order": 4.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails"], "lang": { "en-us": { "role": { "negatedLabel": "State income tax benefit (expense)", "label": "Effective Income Tax Rate Reconciliation, State and Local Income Taxes, Amount", "documentation": "Amount of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations attributable to state and local income tax expense (benefit)." } } }, "auth_ref": ["r599", "r1054", "r1329"] }, "cuz_IncomeTaxesLineItems": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IncomeTaxesLineItems", "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails", "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Income Taxes [Line Items]", "label": "Income Taxes [Line Items]", "documentation": "[Line Items] for Income Taxes [Table]" } } }, "auth_ref": [] }, "us-gaap_IncomeTaxesPaidNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxesPaidNet", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Income taxes paid", "label": "Income Taxes Paid, Net", "documentation": "Amount, after refund, of cash paid to foreign, federal, state, and local jurisdictions as income tax." } } }, "auth_ref": ["r31", "r287", "r611", "r612"] }, "cuz_IncomeTaxesTable": { "xbrltype": "stringItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IncomeTaxesTable", "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails", "http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Income Taxes [Table]", "label": "Income Taxes [Table]", "documentation": "Income Taxes [Table]" } } }, "auth_ref": [] }, "us-gaap_IncreaseDecreaseInAccountsPayableAndAccruedLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInAccountsPayableAndAccruedLiabilities", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 11.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows"], "lang": { "en-us": { "role": { "terseLabel": "Change in operating liabilities, net", "label": "Increase (Decrease) in Accounts Payable and Accrued Liabilities", "documentation": "The increase (decrease) during the reporting period in the amounts payable to vendors for goods and services received and the amount of obligations and expenses incurred but not paid." } } }, "auth_ref": ["r7"] }, "us-gaap_IncreaseDecreaseInOperatingCapitalAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInOperatingCapitalAbstract", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows"], "lang": { "en-us": { "role": { "verboseLabel": "Changes in other operating assets and liabilities, net of acquisitions:", "label": "Increase (Decrease) in Operating Capital [Abstract]" } } }, "auth_ref": [] }, "us-gaap_IncreaseDecreaseInOtherOperatingAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInOtherOperatingAssets", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 12.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows"], "lang": { "en-us": { "role": { "negatedLabel": "Change in receivables and other assets, net", "label": "Increase (Decrease) in Other Operating Assets", "documentation": "Amount of increase (decrease) in operating assets classified as other." } } }, "auth_ref": ["r7"] }, "us-gaap_IncreaseDecreaseInStockholdersEquityRollForward": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInStockholdersEquityRollForward", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity"], "lang": { "en-us": { "role": { "terseLabel": "Increase (Decrease) in Stockholders' Equity [Roll Forward]", "label": "Increase (Decrease) in Stockholders' Equity [Roll Forward]", "documentation": "A roll forward is a reconciliation of a concept from the beginning of a period to the end of a period." } } }, "auth_ref": [] }, "us-gaap_IncrementalCommonSharesAttributableToShareBasedPaymentArrangements": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncrementalCommonSharesAttributableToShareBasedPaymentArrangements", "calculation": { "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": { "parentTag": "us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails"], "lang": { "en-us": { "role": { "terseLabel": "Potential dilutive common shares (in shares)", "label": "Incremental Common Shares Attributable to Dilutive Effect of Share-Based Payment Arrangements", "documentation": "Additional shares included in the calculation of diluted EPS as a result of the potentially dilutive effect of share based payment arrangements using the treasury stock method." } } }, "auth_ref": ["r319", "r320", "r321", "r331", "r549"] }, "cuz_IndependentBoardOfDirectorsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IndependentBoardOfDirectorsMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Independent Board of Directors", "label": "Independent Board Of Directors [Member]", "documentation": "Independent Board Of Directors [Member]" } } }, "auth_ref": [] }, "ecd_IndividualAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "IndividualAxis", "presentation": ["http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure", "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Individual:", "label": "Individual [Axis]" } } }, "auth_ref": ["r1128", "r1139", "r1149", "r1173", "r1182", "r1186", "r1194"] }, "ecd_InsiderTradingArrLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTradingArrLineItems", "lang": { "en-us": { "role": { "label": "Insider Trading Arrangements [Line Items]" } } }, "auth_ref": ["r1192"] }, "ecd_InsiderTradingPoliciesProcLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTradingPoliciesProcLineItems", "lang": { "en-us": { "role": { "label": "Insider Trading Policies and Procedures [Line Items]" } } }, "auth_ref": ["r1109", "r1198"] }, "ecd_InsiderTrdPoliciesProcAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTrdPoliciesProcAdoptedFlag", "presentation": ["http://xbrl.sec.gov/ecd/role/InsiderTradingPoliciesProc"], "lang": { "en-us": { "role": { "terseLabel": "Insider Trading Policies and Procedures Adopted", "label": "Insider Trading Policies and Procedures Adopted [Flag]" } } }, "auth_ref": ["r1109", "r1198"] }, "ecd_InsiderTrdPoliciesProcNotAdoptedTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTrdPoliciesProcNotAdoptedTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/InsiderTradingPoliciesProc"], "lang": { "en-us": { "role": { "terseLabel": "Insider Trading Policies and Procedures Not Adopted", "label": "Insider Trading Policies and Procedures Not Adopted [Text Block]" } } }, "auth_ref": ["r1109", "r1198"] }, "cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseAfterYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseAfterYearFive", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails_1": { "parentTag": "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": 1.0, "order": 5.0 }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "totalLabel": "Thereafter", "label": "Intangible Assets And Liabilities Future Amortization Expense After Year Five", "documentation": "Intangible Assets And Liabilities Future Amortization Expense After Year Five" } } }, "auth_ref": [] }, "cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearFive", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails_1": { "parentTag": "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": 1.0, "order": 4.0 }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "totalLabel": "2029", "label": "Intangible Assets and Liabilities Future Amortization Expense Year Five", "documentation": "Intangible assets and liabilities future amortization expense." } } }, "auth_ref": [] }, "cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearFour": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearFour", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails_1": { "parentTag": "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": 1.0, "order": 3.0 }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "totalLabel": "2028", "label": "Intangible Assets and Liabilities Future Amortization Expense Year Four", "documentation": "Intangible assets and liabilities future amortization expense." } } }, "auth_ref": [] }, "cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearOne": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearOne", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails_1": { "parentTag": "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": 1.0, "order": 6.0 }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "totalLabel": "2025", "label": "Intangible Assets and Liabilities Future Amortization Expense Year One", "documentation": "Intangible assets and liabilities future amortization expense." } } }, "auth_ref": [] }, "cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearThree": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearThree", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails_1": { "parentTag": "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": 1.0, "order": 2.0 }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "totalLabel": "2027", "label": "Intangible Assets and Liabilities Future Amortization Expense Year Three", "documentation": "Intangible assets and liabilities future

amortization expense." } } }, "auth_ref": [] }, "cuz_IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearTwo": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IntangibleAssetsAndLiabilitiesFutureAmortizationExpenseYearTwo", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails_1": { "parentTag": "cuz_FiniteLivedAssetsIntangibleAndLiabilitiesFutureAmortizationExpense", "weight": 1.0, "order": 1.0 }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails"], "lang": { "en-us": { "role": { "totalLabel": "2026", "label": "Intangible Assets and Liabilities Future Amortization Expense Year Two", "documentation": "Intangible assets and liabilities future amortization expense." } } }, "auth_ref": [] }, "us-gaap_IntangibleAssetsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IntangibleAssetsDisclosureTextBlock", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIES"], "lang": { "en-us": { "role": { "verboseLabel": "INTANGIBLE ASSETS AND LIABILITIES", "label": "Intangible Assets Disclosure [Text Block]", "documentation": "The entire disclosure for all or part of the information related to intangible assets." } } }, "auth_ref": ["r416", "r429", "r431", "r1010", "r1011"] }, "us-gaap_IntangibleAssetsNetIncludingGoodwill": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IntangibleAssetsNetIncludingGoodwill", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 6.0 }, "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Intangible assets, net", "totalLabel": "Total intangible assets", "label": "Intangible Assets, Net (Including Goodwill)", "documentation": "Amount, after impairment and amortization, of goodwill, indefinite-lived, and finite-lived intangible assets." } } }, "auth_ref": ["r1267"] }, "cuz_IntangibleLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "IntangibleLiabilities", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 4.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "terseLabel": "Intangible liabilities, net", "label": "Intangible Liabilities", "documentation": "Intangible Liabilities" } } }, "auth_ref": [] }, "us-gaap_InterestCostsIncurred": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestCostsIncurred", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails"], "lang": { "en-us": { "role": { "totalLabel": "Total interest incurred", "label": "Interest Costs Incurred", "documentation": "Total interest costs incurred during the period and either capitalized or charged against earnings." } } }, "auth_ref": ["r691", "r692"] }, "us-gaap_InterestCostsIncurredCapitalized": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestCostsIncurredCapitalized", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails": { "parentTag": "us-gaap_InterestCostsIncurred", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Interest capitalized", "label": "Capitalized Interest Costs, Including Allowance for Funds Used During Construction", "documentation": "Amount of interest capitalized, including amount of allowance for funds used during construction." } } }, "auth_ref": ["r88"] }, "cuz_InterestCostsIncurredNetOfAmountsCapitalizedTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "InterestCostsIncurredNetOfAmountsCapitalizedTableTextBlock", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLETables"], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Interest Recorded", "label": "Interest Costs Incurred Net of Amounts Capitalized [Table Text Block]", "documentation": "Interest costs incurred, net of amounts capitalized." } } }, "auth_ref": [] }, "us-gaap_InterestExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestExpense", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_CostsAndExpenses", "weight": 1.0, "order": 4.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSScheduleofReclassificationoutofAccumulatedOtherComprehensiveIncomeDetails", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Interest expense", "terseLabel": "Total amount of interest expense presented in the consolidated statements of operations", "netLabel": "Interest expense", "label": "Interest Expense, Operating and Nonoperating", "documentation": "Amount of interest expense classified as operating and nonoperating. Includes, but is not limited to, cost of borrowing accounted for as interest expense." } } }, "auth_ref": ["r337", "r345", "r349", "r355", "r375", "r691", "r1026", "r1027"] }, "us-gaap_InterestExpenseDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestExpenseDebt", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails": { "parentTag": "us-gaap_InterestCostsIncurred", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEInterestexpenseDetails"], "lang": { "en-us": { "role": { "terseLabel": "Total interest expense", "label": "Interest Expense, Debt", "documentation": "Amount of the cost of borrowed funds accounted for as interest expense for debt." } } }, "auth_ref": ["r128", "r482", "r492", "r1038", "r1039"] }, "us-gaap_InterestPaidNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestPaidNet", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Interest paid, net of amounts capitalized", "label": "Interest Paid, Excluding Capitalized Interest, Operating Activities", "documentation": "Amount of cash paid for interest, excluding capitalized interest, classified as operating activity. Includes, but is not limited to, payment to settle zero-coupon bond for accreted interest of debt discount and debt instrument with insignificant coupon interest rate in relation to effective interest rate of borrowing attributable to accreted interest of debt discount." } } }, "auth_ref": ["r281", "r285", "r286"] }, "cuz_InterestRateSwap2023Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "InterestRateSwap2023Member", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "2023 Swap", "label": "Interest Rate Swap 2023 [Member]", "documentation": "Interest Rate Swap 2023" } } }, "auth_ref": [] }, "cuz_InterestRateSwap2024Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "InterestRateSwap2024Member", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "2024 Swap", "label": "Interest Rate Swap 2024 [Member]", "documentation": "Interest Rate Swap 2024" } } }, "auth_ref": [] }, "us-gaap_InterestRateSwapMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestRateSwapMember", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Interest Rate Swap", "label": "Interest Rate Swap [Member]", "documentation": "Forward based contracts in which two parties agree to swap periodic payments that are fixed at the outset of the swap contract with variable payments based on a market interest rate (index rate) over a specified period." } } }, "auth_ref": ["r1013", "r1095", "r1096"] }, "us-gaap_InvestmentTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InvestmentTextBlock", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBT"], "lang": { "en-us": { "role": { "terseLabel": "INVESTMENTS IN REAL ESTATE DEBT", "label": "Investment [Text Block]", "documentation": "The entire disclosure for investment." } } }, "auth_ref": ["r1221", "r1222", "r1264"] }, "us-gaap_InvestmentsAllOtherInvestmentsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InvestmentsAllOtherInvestmentsAbstract", "lang": { "en-us": { "role": { "label": "Investments, All Other Investments [Abstract]" } } }, "auth_ref": [] }, "cuz_InvestmentsInRealEstateDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "InvestmentsInRealEstateDebt", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 8.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails", "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails"], "lang": { "en-us": { "role": { "terseLabel": "Investments in real estate debt, at fair value", "label": "Investments In Real Estate Debt", "documentation": "Investments In Real Estate Debt" } } }, "auth_ref": [] }, "cuz_InvestmentsInRealEstateDebtAdditionalBorrowingCapacityFundedAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "InvestmentsInRealEstateDebtAdditionalBorrowingCapacityFundedAmount", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails"], "lang": { "en-us": { "role": { "terseLabel": "Additional borrowing capacity", "label": "Investments In Real Estate Debt, Additional Borrowing Capacity, Funded Amount", "documentation": "Additional Borrowing Capacity Funded" } } }, "auth_ref": [] }, "cuz_InvestmentsInRealEstateDebtBasisSpreadOnVariableRate": { "xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "InvestmentsInRealEstateDebtBasisSpreadOnVariableRate", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails"], "lang": { "en-us": { "role": { "terseLabel": "Variable rate", "label": "Investments In Real Estate Debt, Basis Spread On Variable Rate", "documentation": "Investments In Real Estate Debt, Basis Spread On Variable Rate" } } }, "auth_ref": [] }, "cuz_InvestmentsInRealEstateDebtWeightedAverageInterestRate": { "xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "InvestmentsInRealEstateDebtWeightedAverageInterestRate", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails"], "lang": { "en-us": { "role": { "terseLabel": "Weighted spread", "label": "Investments In Real Estate Debt, Weighted Average Interest Rate", "documentation": "Investments In Real Estate Debt, Weighted Average Interest Rate" } } }, "auth_ref": [] }, "cuz_KeyEmployeeMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "KeyEmployeeMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Key Employee", "label": "Key Employee [Member]", "documentation": "Key Employee [Member]" } } }, "auth_ref": [] }, "cuz_LandFundingRequirement": { "xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LandFundingRequirement", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails"], "lang": { "en-us": { "role": { "terseLabel": "Land funding requirement (percent)", "label": "Land Funding Requirement", "documentation": "Land Funding Requirement" } } }, "auth_ref": [] }, "cuz_LandHeld": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LandHeld", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_RealEstateInvestmentPropertyNet", "weight": 1.0, "order": 3.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "verboseLabel": "Land", "label": "Land Held", "documentation": "Carrying amount of land held for development, investment or sale." } } }, "auth_ref": [] }, "us-gaap_LandMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LandMember", "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "LAND", "label": "Land [Member]", "documentation": "Part of earth's surface not covered by water." } } }, "auth_ref": ["r1300"] }, "us-gaap_LeaseDepositLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeaseDepositLiability", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails": { "parentTag": "us-gaap_OtherLiabilities", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails"], "lang": { "en-us": { "role": { "terseLabel": "Security deposits", "label": "Lease Deposit Liability", "documentation": "Amount of liability for lease payments received, including variable lease payments, when collectability is not probable at commencement date for sales-type lease." } } }, "auth_ref": ["r714"] }, "us-gaap_LeasesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeasesAbstract", "lang": { "en-us": { "role": { "terseLabel": "Leases [Abstract]", "label": "Leases [Abstract]" } } }, "auth_ref": [] }, "us-gaap_LeasesAcquiredInPlaceMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeasesAcquiredInPlaceMember", "presentation": ["http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails", "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails", "http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails"], "lang": { "en-us": { "role": { "terseLabel": "In-Place Leases", "verboseLabel": "In-Place Leases", "label": "Leases, Acquired-in-Place [Member]", "documentation": "This element represents the amount of value allocated by a lessor (acquirer) to lease agreements which exist at acquisition of a leased property. Such amount may include the value assigned to tenant relationships and excludes the market adjustment component of the value assigned for above or below-market leases acquired." } } }, "auth_ref": ["r1270", "r1271", "r1272", "r1273", "r1274", "r1275", "r1277", "r1278"] }, "cuz_LegacyUnionOneMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LegacyUnionOneMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails",

```
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Legacy Union One", "verboseLabel": "Legacy Union One", "label": "Legacy Union One [Member]", "documentation": "Legacy Union One [Member]" } } }, "auth_ref": [] },
"cuz_LegacyUnionTwoAndThreeMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"LegacyUnionTwoAndThreeMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Legacy Union 2 & 3", "label": "Legacy Union Two And Three [Member]", "documentation": "Legacy Union Two And Three [Member]" } } }, "auth_ref": [] }, "dei_LegalEntityAxis": {
"xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "LegalEntityAxis", "presentation": [
"http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails",
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails",
"http://www.cousinsproperties.com/role/INCOMETAXESTaxEffectofSignificantTemporaryDifferencesDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails",
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Legal Entity [Axis]", "label": "Legal Entity [Axis]", "documentation": "The set of legal entities associated with a report." } } }, "auth_ref": [] }, "cuz_LesseeFinanceLeasePropertySubjectToLease": { "xbrltype":
"integerItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LesseeFinanceLeasePropertySubjectToLease", "presentation": [
"http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of properties subject to finance lease",
"label": "Lessee, Finance Lease, Property Subject To Lease", "documentation": "Lessee, Finance Lease, Property Subject To Lease" } } }, "auth_ref": [] }, "us-
gaap_LesseeFinanceLeasesTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeFinanceLeasesTextBlock",
"presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASES" ], "lang": { "en-us": { "role": { "terseLabel": "GROUND LEASES", "label": "Lessee, Finance Leases [Text Block]", "documentation": "The entire disclosure for finance leases of lessee. Includes, but is not limited to, description of lessee's finance lease and maturity analysis of finance lease liability." } } }, "auth_ref": [ "r699" ] }, "us-gaap_LesseeOperatingLeaseLiabilityMaturityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityMaturityTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/GROUNDLEASESTables" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Future Minimum Payments on Operating Ground Leases, ASU 842", "label": "Lessee, Operating Lease, Liability, to be Paid, Maturity [Table Text Block]", "documentation": "Tabular disclosure of undiscounted cash flows of lessee's operating lease liability. Includes, but is not limited to, reconciliation of undiscounted cash flows to operating lease liability recognized in statement of financial position." } } }, "auth_ref": [ "r1361" ] }, "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "LesseeOperatingLeaseLiabilityPaymentsDue", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails": { "parentTag": null, "weight": null, "order": null, "root": true },
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails_1": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation":
[ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "totalLabel": "Total minimum payments", "label":
"Lessee, Operating Lease, Liability, to be Paid", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease." } } }, "auth_ref": [
"r712" ] }, "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueAfterYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"LesseeOperatingLeaseLiabilityPaymentsDueAfterYearFive", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight":
1.0, "order": 6.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Thereafter", "label": "Lessee, Operating Lease, Liability, to be Paid, after Year Five", "documentation": "Amount of lessee's undiscounted obligation for lease payment for
operating lease due after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of
financial position date (rolling approach)." } } }, "auth_ref": [ "r712" ] }, "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight":
1.0, "order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"2025", "label": "Lessee, Operating Lease, Liability, to be Paid, Year One", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease
to be paid in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position
date (rolling approach)." } } }, "auth_ref": [ "r712" ] }, "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearFive": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearFive", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight":
1.0, "order": 5.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"2029", "label": "Lessee, Operating Lease, Liability, to be Paid, Year Five", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease
to be paid in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position
date (rolling approach)." } } }, "auth_ref": [ "r712" ] }, "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearFour": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearFour", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight":
1.0, "order": 4.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"2028", "label": "Lessee, Operating Lease, Liability, to be Paid, Year Four", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating
lease to be paid in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial
position date (rolling approach)." } } }, "auth_ref": [ "r712" ] }, "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearThree": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearThree", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight":
1.0, "order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"2027", "label": "Lessee, Operating Lease, Liability, to be Paid, Year Three", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating
lease to be paid in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial
position date (rolling approach)." } } }, "auth_ref": [ "r712" ] }, "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearTwo": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearTwo", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight":
1.0, "order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"2026", "label": "Lessee, Operating Lease, Liability, to be Paid, Year Two", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease
to be paid in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial
position date (rolling approach)." } } }, "auth_ref": [ "r712" ] }, "us-gaap_LesseeOperatingLeaseLiabilityUndiscountedExcessAmount": { "xbrltype": "monetaryItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityUndiscountedExcessAmount", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails_1": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight":
1.0, "order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": {
"negatedTerseLabel": "Discount", "label": "Lessee, Operating Lease, Liability, Undiscounted Excess Amount", "documentation": "Amount of lessee's undiscounted obligation
for lease payments in excess of discounted obligation for lease payments for operating lease." } } }, "auth_ref": [ "r712" ] },
"cuz_LesseeOperatingLeasePropertySubjectToLease": { "xbrltype": "integerItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"LesseeOperatingLeasePropertySubjectToLease", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Number of properties subject to operating lease", "label": "Lessee, Operating Lease, Property Subject To Lease", "documentation": "Lessee, Operating Lease,
Property Subject To Lease" } } }, "auth_ref": [] }, "us-gaap_LesseeOperatingLeasesTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "LesseeOperatingLeasesTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASES" ], "lang": { "en-us": { "role": { "terseLabel":
"GROUND LEASES", "label": "Lessee, Operating Leases [Text Block]", "documentation": "The entire disclosure for operating leases of lessee. Includes, but is not limited to,
description of operating lease and maturity analysis of operating lease liability." } } }, "auth_ref": [ "r699" ] }, "us-
gaap_LessorOperatingLeasePaymentsFiscalYearMaturityAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"LessorOperatingLeasePaymentsFiscalYearMaturityAbstract", "presentation": [
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails" ], "lang": { "en-
us": { "role": { "terseLabel": "Future minimum rents to be received, after adoption", "label": "Lessor, Operating Lease, Payment to be Received, Fiscal Year Maturity
[Abstract]" } } }, "auth_ref": [] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceived": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "LessorOperatingLeasePaymentsToBeReceived", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails": { "parentTag":
null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails" ], "lang": { "en-
us": { "role": { "totalLabel": "Future minimum rents to be received", "label": "Lessor, Operating Lease, Payment to be Received", "documentation": "Amount of lease payments
to be received by lessor for operating lease." } } }, "auth_ref": [ "r715" ] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceivedFiveYears": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedFiveYears", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails": { "parentTag":
"us-gaap_LessorOperatingLeasePaymentsToBeReceived", "weight": 1.0, "order": 5.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails" ], "lang": { "en-
us": { "role": { "terseLabel": "2029", "label": "Lessor, Operating Lease, Payment to be Received, Year Five", "documentation": "Amount of lease payment to be received by
lessor for operating lease in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of
financial position date (rolling approach)." } } }, "auth_ref": [ "r715" ] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceivedFourYears": { "xbrltype": "monetaryItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedFourYears", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails": { "parentTag":
"us-gaap_LessorOperatingLeasePaymentsToBeReceived", "weight": 1.0, "order": 4.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails" ], "lang": { "en-
us": { "role": { "terseLabel": "2028", "label": "Lessor, Operating Lease, Payment to be Received, Year Four", "documentation": "Amount of lease payment to be received by
lessor for operating lease in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of
financial position date (rolling approach)." } } }, "auth_ref": [ "r715" ] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock": { "xbrltype":
"textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONTables" ], "lang": { "en-us": { "role": { "verboseLabel": "Schedule of Future Minimum Rentals to be Received
under Existing Non-cancelable Leases", "label": "Lessor, Operating Lease, Payment to be Received, Maturity [Table Text Block]", "documentation": "Tabular disclosure of
maturity of undiscounted cash flows to be received by lessor on annual basis for operating lease." } } }, "auth_ref": [ "r1363" ] }, "us-
```

gaap_LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails": { "parentTag": "us-gaap_LessorOperatingLeasePaymentsToBeReceived", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2025", "label": "Lessor, Operating Lease, Payment to be Received, Year One", "documentation": "Amount of lease payment to be received by lessor for operating lease in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r715"] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceivedThereafter": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedThereafter", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails": { "parentTag": "us-gaap_LessorOperatingLeasePaymentsToBeReceived", "weight": 1.0, "order": 6.0 } }, "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Thereafter", "label": "Lessor, Operating Lease, Payment to be Received, after Year Five", "documentation": "Amount of lease payment to be received by lessor for operating lease after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r715"] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedThreeYears", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails": { "parentTag": "us-gaap_LessorOperatingLeasePaymentsToBeReceived", "weight": 1.0, "order": 3.0 } }, "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2027", "label": "Lessor, Operating Lease, Payment to be Received, Year Three", "documentation": "Amount of lease payment to be received by lessor for operating lease in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r715"] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceivedTwoYears": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedTwoYears", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails": { "parentTag": "us-gaap_LessorOperatingLeasePaymentsToBeReceived", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONScheduleofFutureMinimumRentalstobeReceivedunderExistingNoncancelableLeasesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2026", "label": "Lessor, Operating Lease, Payment to be Received, Year Two", "documentation": "Amount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r715"] }, "us-gaap_Liabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Liabilities", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_LiabilitiesAndStockholdersEquity", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDetails"], "lang": { "en-us": { "role": { "totalLabel": "Total liabilities", "terseLabel": "Total Liabilities", "label": "Liabilities", "documentation": "Amount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others." } } }, "auth_ref": ["r19", "r106", "r107", "r108", "r111", "r112", "r113", "r114", "r292", "r393", "r451", "r452", "r454", "r455", "r456", "r457", "r458", "r460", "r461", "r646", "r649", "r650", "r683", "r865", "r1019", "r1101", "r1292", "r1368", "r1369"] }, "us-gaap_LiabilitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesAbstract", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "verboseLabel": "Liabilities:", "label": "Liabilities [Abstract]" } } }, "auth_ref": [] }, "us-gaap_LiabilitiesAndStockholdersEquity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesAndStockholdersEquity", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "totalLabel": "Total liabilities and equity", "label": "Liabilities and Equity", "documentation": "Amount of liabilities and equity items, including the portion of equity attributable to noncontrolling interests, if any." } } }, "auth_ref": ["r120", "r172", "r780", "r1066", "r1249", "r1266", "r1356"] }, "cuz_LiabilityClassifiedAwardsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LiabilityClassifiedAwardsMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails"], "lang": { "en-us": { "role": { "terseLabel": "Liability-classified awards", "label": "Liability Classified Awards [Member]", "documentation": "Liability Classified Awards" } } }, "auth_ref": [] }, "cuz_LiabilityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LiabilityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Market-based RSUs", "label": "Liability-Classified, Market-Based Performance Restricted Stock Units [Member]", "documentation": "Liability-Classified, Market-Based Performance Restricted Stock Units" } } }, "auth_ref": [] }, "cuz_LiabilityClassifiedPerformanceBasedRestrictedStockUnitMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LiabilityClassifiedPerformanceBasedRestrictedStockUnitMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Performance-based RSUs", "label": "Liability-Classified, Performance Based Restricted Stock Unit [Member]", "documentation": "Liability-Classified, Performance Based Restricted Stock Unit" } } }, "auth_ref": [] }, "cuz_LiabilityClassifiedServiceBasedPerformanceRestrictedStockUnitsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LiabilityClassifiedServiceBasedPerformanceRestrictedStockUnitsMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Service-based RSUs", "label": "Liability-Classified, Service-Based Performance Restricted Stock Units [Member]", "documentation": "Liability-Classified, Service-Based Performance Restricted Stock Units" } } }, "auth_ref": [] }, "us-gaap_LimitedLiabilityCompanyLLCOrLimitedPartnershipLPManagingMemberOrGeneralPartnerOwnershipInterest": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LimitedLiabilityCompanyLLCOrLimitedPartnershipLPManagingMemberOrGeneralPartnerOwnershipInterest", "presentation": ["http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails"], "lang": { "en-us": { "role": { "terseLabel": "Percentage of partnership units owned by the Company", "label": "Limited Liability Company (LLC) or Limited Partnership (LP), Managing Member or General Partner, Ownership Interest", "documentation": "Percentage investment held by the managing member or general partner of the limited liability company (LLC) or limited partnership (LP)." } } }, "auth_ref": ["r40"] }, "us-gaap_LineOfCreditFacilityLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityLineItems", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Line of Credit Facility [Line Items]", "label": "Line of Credit Facility [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": ["r450", "r1248", "r1290"] }, "us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityMaximumBorrowingCapacity", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Maximum borrowing capacity", "label": "Line of Credit Facility, Maximum Borrowing Capacity", "documentation": "Maximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility." } } }, "auth_ref": ["r105", "r110"] }, "us-gaap_LineOfCreditFacilityRemainingBorrowingCapacity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityRemainingBorrowingCapacity", "crdr": "credit", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Available borrowing capacity", "label": "Line of Credit Facility, Remaining Borrowing Capacity", "documentation": "Amount of borrowing capacity currently available under the credit facility (current borrowing capacity less the amount of borrowings outstanding)." } } }, "auth_ref": ["r105", "r110", "r450"] }, "us-gaap_LineOfCreditFacilityTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityTable", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Line of Credit Facility [Table]", "label": "Line of Credit Facility [Table]", "documentation": "Disclosure of information about short-term and long-term contractual arrangements with lender under which borrowing can occur up to maximum amount. Includes, but is not limited to, letter of credit, standby letter of credit, and revolving credit arrangement." } } }, "auth_ref": ["r105", "r110", "r450", "r1248", "r1290"] }, "us-gaap_LineOfCreditFacilityUnusedCapacityCommitmentFeePercentage": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityUnusedCapacityCommitmentFeePercentage", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Facility fee percentage", "label": "Line of Credit Facility, Unused Capacity, Commitment Fee Percentage", "documentation": "The fee, expressed as a percentage of the line of credit facility, for available but unused credit capacity under the credit facility." } } }, "auth_ref": [] }, "cuz_LineOfCreditLeverageRatio": { "xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LineOfCreditLeverageRatio", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Leverage ratio", "label": "Line Of Credit, Leverage Ratio", "documentation": "Line Of Credit, Leverage Ratio" } } }, "auth_ref": [] }, "us-gaap_LineOfCreditMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Credit Facility", "label": "Line of Credit [Member]", "documentation": "A contractual arrangement with a lender under which borrowings can be made up to a specific amount at any point in time, and under which borrowings outstanding may be either short-term or long-term, depending upon the particulars." } } }, "auth_ref": [] }, "dei_LocalPhoneNumber": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "LocalPhoneNumber", "presentation": ["http://www.cousinsproperties.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Local Phone Number", "label": "Local Phone Number", "documentation": "Local phone number for entity." } } }, "auth_ref": [] }, "cuz_LondonInterBankOfferedRateLIBORMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LondonInterBankOfferedRateLIBORMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails"], "lang": { "en-us": { "role": { "terseLabel": "LIBOR", "label": "London Inter bank Offered Rate (LIBOR) [Member]", "documentation": "London Inter bank Offered Rate (LIBOR)" } } }, "auth_ref": [] }, "cuz_LongTermCapitalGainMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "LongTermCapitalGainMember", "presentation": ["http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Long-Term Capital\u00a0Gain", "label": "Long Term Capital Gain [Member]", "documentation": "Long term capital gain." } } }, "auth_ref": [] }, "us-gaap_LongTermDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebt", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 1.0 }, "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Notes payable", "totalLabel": "Total Notes Payable", "terseLabel": "Outstanding amount", "label": "Long-Term Debt", "documentation": "Amount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation." } } }, "auth_ref": ["r19", "r169", "r475", "r490", "r1036", "r1037", "r1064", "r1379"] }, "us-gaap_LongTermDebtMaturitiesRepaymentsOfPrincipalAfterYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalAfterYearFive", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails": { "parentTag": "us-gaap_DebtInstrumentCarryingAmount", "weight": 1.0, "order": 6.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Thereafter", "label": "Long-Term

Debt, Maturity, after Year Five", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r11", "r295", "r1298"] }, "us-gaap_LongTermDebtMaturitiesRepaymentsOfPrincipalInNextTwelveMonths": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInNextTwelveMonths", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails": { "parentTag": "us-gaap_DebtInstrumentCarryingAmount", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2025", "label": "Long-Term Debt, Maturity, Year One", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r11", "r295", "r480"] }, "us-gaap_LongTermDebtMaturitiesRepaymentsOfPrincipalInYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInYearFive", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails": { "parentTag": "us-gaap_DebtInstrumentCarryingAmount", "weight": 1.0, "order": 5.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2029", "label": "Long-Term Debt, Maturity, Year Five", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r11", "r295", "r480"] }, "us-gaap_LongTermDebtMaturitiesRepaymentsOfPrincipalInYearFour": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInYearFour", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails": { "parentTag": "us-gaap_DebtInstrumentCarryingAmount", "weight": 1.0, "order": 4.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2028", "label": "Long-Term Debt, Maturity, Year Four", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r11", "r295", "r480"] }, "us-gaap_LongTermDebtMaturitiesRepaymentsOfPrincipalInYearThree": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInYearThree", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails": { "parentTag": "us-gaap_DebtInstrumentCarryingAmount", "weight": 1.0, "order": 3.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2027", "label": "Long-Term Debt, Maturity, Year Three", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r11", "r295", "r480"] }, "us-gaap_LongTermDebtMaturitiesRepaymentsOfPrincipalInYearTwo": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInYearTwo", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails": { "parentTag": "us-gaap_DebtInstrumentCarryingAmount", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEDebtmaturitiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "2026", "label": "Long-Term Debt, Maturity, Year Two", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r11", "r295", "r480"] }, "us-gaap_LongtermDebtTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeAxis", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Long-term Debt, Type [Axis]", "label": "Long-Term Debt, Type [Axis]", "documentation": "Information by type of long-term debt." } } }, "auth_ref": ["r19", "r1283", "r1284", "r1285"] }, "us-gaap_LongtermDebtTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeDomain", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Long-term Debt, Type [Domain]", "label": "Long-Term Debt, Type [Domain]", "documentation": "Type of long-term debt arrangement, such as notes, line of credit, commercial paper, asset-based financing, project financing, letter of credit financing. These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the company, if longer." } } }, "auth_ref": ["r19", "r52", "r1283", "r1284", "r1285"] }, "srt_MajorCustomersAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MajorCustomersAxis", "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Customer [Axis]", "label": "Customer [Axis]", "documentation": "Information by name or description of a single external customer or a group of external customers." } } }, "auth_ref": ["r383", "r1043", "r1080", "r1085", "r1299", "r1382", "r1383", "r1384", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394", "r1395", "r1396", "r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403", "r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410"] }, "us-gaap_MaterialReconcilingItemsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MaterialReconcilingItemsMember", "presentation": ["http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Segment Reconciling Items", "label": "Segment Reporting, Reconciling Item, Excluding Corporate Nonsegment [Member]", "documentation": "Items used in reconciling reportable segments' amounts to consolidated amount. Excludes corporate-level activity." } } }, "auth_ref": ["r370", "r373", "r376", "r1026", "r1027"] }, "srt_MaximumMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MaximumMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails", "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Maximum", "label": "Maximum [Member]", "documentation": "Upper limit of the provided range." } } }, "auth_ref": ["r203", "r205", "r207", "r208", "r210", "r243", "r244", "r445", "r446", "r447", "r448", "r545", "r591", "r677", "r726", "r809", "r810", "r823", "r857", "r858", "r912", "r931", "r936", "r937", "r974", "r1008", "r1009", "r1032", "r1040", "r1051", "r1060", "r1061", "r1062", "r1063", "r1081", "r1296", "r1370", "r1371", "r1372", "r1373", "r1374", "r1375"] }, "ecd_MeasureAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MeasureAxis", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Measure:", "label": "Measure [Axis]" } } }, "auth_ref": ["r1165"] }, "ecd_MeasureName": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MeasureName", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Name", "label": "Measure Name" } } }, "auth_ref": ["r1165"] }, "cuz_MeridianMarkPlazaAtlantaMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "MeridianMarkPlazaAtlantaMember", "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Meridian Mark Plaza", "label": "Meridian Mark Plaza Atlanta [Member]", "documentation": "Meridian mark plaza Atlanta." } } }, "auth_ref": [] }, "cuz_MezzanineLoanMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "MezzanineLoanMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails", "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails"], "lang": { "en-us": { "role": { "terseLabel": "Mezzanine Loan", "label": "Mezzanine Loan [Member]", "documentation": "Mezzanine Loan" } } }, "auth_ref": [] }, "srt_MinimumMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MinimumMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Minimum", "label": "Minimum [Member]", "documentation": "Lower limit of the provided range." } } }, "auth_ref": ["r203", "r205", "r207", "r208", "r210", "r243", "r244", "r445", "r446", "r447", "r448", "r545", "r591", "r677", "r726", "r809", "r810", "r823", "r857", "r858", "r912", "r931", "r936", "r937", "r974", "r1008", "r1009", "r1032", "r1040", "r1051", "r1060", "r1061", "r1062", "r1081", "r1296", "r1370", "r1371", "r1372", "r1373", "r1374", "r1375"] }, "us-gaap_MinorityInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterest", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "verboseLabel": "Nonredeemable noncontrolling interests", "label": "Equity, Attributable to Noncontrolling Interest", "documentation": "Amount of equity (deficit) attributable to noncontrolling interest. Excludes temporary equity." } } }, "auth_ref": ["r119", "r171", "r292", "r393", "r451", "r454", "r455", "r456", "r460", "r461", "r683", "r779", "r868"] }, "us-gaap_MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Distributions to noncontrolling interests", "label": "Noncontrolling Interest, Decrease from Distributions to Noncontrolling Interest Holders", "documentation": "Decrease in noncontrolling interest balance from payment of dividends or other distributions by the non-wholly owned subsidiary or partially owned entity, included in the consolidation of the parent entity, to the noncontrolling interest holders." } } }, "auth_ref": ["r150"] }, "us-gaap_MinorityInterestDecreaseFromRedemptions": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestDecreaseFromRedemptions", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Acquisition of partners' noncontrolling interest", "label": "Noncontrolling Interest, Decrease from Redemptions or Purchase of Interests", "documentation": "Decrease in noncontrolling interest (for example, but not limited to, redeeming or purchasing the interests of noncontrolling shareholders, issuance of shares (interests) by the non-wholly owned subsidiary to the parent entity for other than cash, and a buyback of shares (interest) by the non-wholly owned subsidiary from the noncontrolling interests)." } } }, "auth_ref": ["r69", "r150", "r159"] }, "us-gaap_MiscellaneousInvestmentsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MiscellaneousInvestmentsMember", "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Miscellaneous Investments", "label": "Miscellaneous Investments [Member]", "documentation": "Investment in security providing ownership interest classified as miscellaneous." } } }, "auth_ref": ["r909", "r940"] }, "ecd_MnpiDiscTimedForCompValFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MnpiDiscTimedForCompValFlag", "presentation": ["http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "MNPI Disclosure Timed for Compensation Value", "label": "MNPI Disclosure Timed for Compensation Value [Flag]" } } }, "auth_ref": ["r1185"] },

```
"srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname":
"MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Real
Estate, Type of Property [Axis]", "label": "Real Estate, Type of Property [Axis]", "documentation": "Information by type of real estate property." } } }, "auth_ref": [ "r218",
"r219", "r220", "r221", "r224", "r225", "r226", "r227", "r228", "r231", "r992", "r995", "r996", "r997", "r998", "r1001", "r1002", "r1003", "r1004", "r1005" ] },
"srt_MortgageLoansOnRealEstateLoanTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MortgageLoansOnRealEstateLoanTypeAxis",
"presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Axis]", "label": "SEC Schedule, 12-29, Real Estate Companies,
Investment in Mortgage Loans on Real Estate, Loan Type [Axis]", "documentation": "Information by type of loan for investment in mortgage loan on real estate by entity with
substantial portion of business acquiring and holding investment real estate or interest in real estate." } } }, "auth_ref": [ "r230", "r232", "r991", "r993" ] },
"srt_MortgageLoansOnRealEstateLoanTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname":
"MortgageLoansOnRealEstateLoanTypeDomain", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Domain]", "label": "SEC Schedule, 12-29, Real Estate Companies,
Investment in Mortgage Loans on Real Estate, Loan Type [Domain]", "documentation": "Type of loan within investment in mortgage loan on real estate by entity with
substantial portion of business acquiring and holding investment real estate or interest in real estate." } } }, "auth_ref": [] },
"srt_MortgageLoansOnRealEstateNamePropertyTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname":
"MortgageLoansOnRealEstateNamePropertyTypeDomain", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Real
Estate [Domain]", "label": "Real Estate [Domain]", "documentation": "Land and any structures permanently fixed to it." } } }, "auth_ref": [ "r218", "r219", "r220", "r221",
"r224", "r225", "r226", "r227", "r228", "r995", "r996", "r997", "r998", "r1001", "r1002", "r1003", "r1004", "r1005" ] }, "srt_MortgageLoansOnRealEstateNumberOfLoans": {
"xbrltype": "integerItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MortgageLoansOnRealEstateNumberOfLoans", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of loans", "label": "SEC Schedule,
12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Number of Loans", "documentation": "Number of mortgage loans within investment in mortgage
loan on real estate by entity with substantial portion of business acquiring and holding investment real estate or interest in real estate." } } }, "auth_ref": [ "r230", "r232",
"r991", "r993" ] }, "us-gaap_MortgagesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MortgagesMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Mortgage Debt", "label": "Mortgages
[Member]", "documentation": "A loan to finance the purchase of real estate where the lender has a lien on the property as collateral for the loan." } } }, "auth_ref": [] },
"ecd_MtrlTermsOfTrdArrTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MtrlTermsOfTrdArrTextBlock", "presentation": [
"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Material Terms of Trading Arrangement", "label": "Material Terms of
Trading Arrangement [Text Block]" } } }, "auth_ref": [ "r1193" ] }, "cuz_NR123FranklinLLCMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "NR123FranklinLLCMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Northwood Ravin", "label": "NR 123 Franklin LLC [Member]", "documentation": "NR 123 Franklin LLC [Member]" } } }, "auth_ref": [] }, "srt_NameOfMajorCustomerDomain":
{ "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "NameOfMajorCustomerDomain", "presentation": [
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Customer [Domain]", "label": "Customer
[Domain]", "documentation": "Single external customer or group of external customers." } } }, "auth_ref": [ "r383", "r1043", "r1080", "r1085", "r1299", "r1382", "r1383",
"r1384", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394", "r1395", "r1396", "r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403",
"r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410" ] }, "ecd_NamedExecutiveOfficersFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "NamedExecutiveOfficersFnTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "Named Executive Officers, Footnote", "label": "Named Executive Officers, Footnote [Text Block]" } } }, "auth_ref": [ "r1166" ] },
"cuz_NetAmortizationOfStockOptionsAndRestrictedStock": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"NetAmortizationOfStockOptionsAndRestrictedStock", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": {
"parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Equity-classified stock-based compensation
expense, net of forfeitures", "label": "Net Amortization Of Stock Options And Restricted Stock", "documentation": "Net Amortization Of Stock Options And Restricted Stock" }
} }, "auth_ref": [] }, "us-gaap_NetCashProvidedByUsedInFinancingActivities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"NetCashProvidedByUsedInFinancingActivities", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag":
"us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "weight": 1.0, "order": 3.0 } },
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "totalLabel": "Net cash provided by (used in)
financing activities", "label": "Net Cash Provided by (Used in) Financing Activities", "documentation": "Amount of cash inflow (outflow) from financing activities, including
discontinued operations. Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment;
borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit." } } },
"auth_ref": [ "r284" ] }, "us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"NetCashProvidedByUsedInFinancingActivitiesAbstract", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": {
"role": { "verboseLabel": "CASH FLOWS FROM FINANCING ACTIVITIES:", "label": "Net Cash Provided by (Used in) Financing Activities [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_NetCashProvidedByUsedInInvestingActivities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"NetCashProvidedByUsedInInvestingActivities", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag":
"us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "weight": 1.0, "order": 2.0 } },
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "totalLabel": "Net cash used in investing
activities", "label": "Net Cash Provided by (Used in) Investing Activities", "documentation": "Amount of cash inflow (outflow) from investing activities, including discontinued
operations. Investing activity cash flows include making and collecting loans and acquiring and disposing of debt or equity instruments and property, plant, and equipment
and other productive assets." } } }, "auth_ref": [ "r284" ] }, "us-gaap_NetCashProvidedByUsedInInvestingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInInvestingActivitiesAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "verboseLabel": "CASH FLOWS FROM INVESTING ACTIVITIES:",
"label": "Net Cash Provided by (Used in) Investing Activities [Abstract]" } } }, "auth_ref": [] }, "us-gaap_NetCashProvidedByUsedInOperatingActivities": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInOperatingActivities", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-
gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "weight": 1.0, "order": 1.0 } }, "presentation":
[ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "totalLabel": "Net cash provided by operating activities", "label":
"Net Cash Provided by (Used in) Operating Activities", "documentation": "Amount of cash inflow (outflow) from operating activities, including discontinued operations.
Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities." } } }, "auth_ref": [ "r136", "r137",
"r138" ] }, "us-gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"NetCashProvidedByUsedInOperatingActivitiesAbstract", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": {
"role": { "verboseLabel": "CASH FLOWS FROM OPERATING ACTIVITIES:", "label": "Net Cash Provided by (Used in) Operating Activities [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_NetIncomeLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLoss", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome": { "parentTag": "us-gaap_ComprehensiveIncomeNetOfTax", "weight": 1.0, "order":
2.0 }, "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "totalLabel": "Net income available to common stockholders", "verboseLabel": "Net income available
to common stockholders", "terseLabel": "Net Income (Loss)", "label": "Net Income (Loss) Attributable to Parent", "documentation": "The portion of profit or loss for the
period, net of income taxes, which is attributable to the parent." } } }, "auth_ref": [ "r125", "r138", "r174", "r253", "r268", "r271", "r276", "r292", "r300", "r304", "r305",
"r306", "r307", "r308", "r311", "r312", "r327", "r393", "r451", "r452", "r454", "r455", "r456", "r457", "r458", "r460", "r461", "r634", "r643", "r674", "r683", "r785", "r886",
"r902", "r903", "r1099", "r1292" ] }, "us-gaap_NetIncomeLossAttributableToNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "NetIncomeLossAttributableToNoncontrollingInterest", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_NetIncomeLoss", "weight": -1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations" ], "lang": { "en-us": { "role": { "negatedLabel": "Net income attributable to noncontrolling
interests", "label": "Net Income (Loss) Attributable to Noncontrolling Interest", "documentation": "Amount of Net Income (Loss) attributable to noncontrolling interest." } } },
"auth_ref": [ "r71", "r160", "r268", "r271", "r308", "r311", "r312", "r784", "r1242" ] }, "us-gaap_NetIncomeLossAvailableToCommonStockholdersBasic": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAvailableToCommonStockholdersBasic", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "totalLabel": "Net income available to common stockholders", "label":
"Net Income (Loss) Available to Common Stockholders, Basic", "documentation": "Amount, after deduction of tax, noncontrolling interests, dividends on preferred stock and
participating securities, of income (loss) available to common shareholders." } } }, "auth_ref": [ "r280", "r304", "r305", "r306", "r307", "r315", "r316", "r328", "r331", "r643" ]
}, "us-gaap_NetIncomeLossAvailableToCommonStockholdersDiluted": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"NetIncomeLossAvailableToCommonStockholdersDiluted", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": {
"parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": {
"role": { "totalLabel": "Net income available for common stockholders before allocation of net income attributable to noncontrolling interests in CPLP", "label": "Net Income
(Loss) Available to Common Stockholders, Diluted", "documentation": "Amount, after deduction of tax, noncontrolling interests, dividends on preferred stock and
participating securities, and addition from assumption of issuance of common shares for dilutive potential common shares; of income (loss) available to common
shareholders." } } }, "auth_ref": [ "r280", "r317", "r323", "r324", "r325", "r326", "r328", "r331" ] }, "us-gaap_NetIncomeLossAvailableToCommonStockholdersDilutedAbstract":
{ "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAvailableToCommonStockholdersDilutedAbstract", "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Numerator:", "label": "Net Income (Loss) Available to
Common Stockholders, Diluted [Abstract]" } } }, "auth_ref": [] }, "cuz_NetOperatingIncomeFromUnconsolidatedJointVentures": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "NetOperatingIncomeFromUnconsolidatedJointVentures", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Net
operating income from unconsolidated joint ventures", "label": "Net Operating Income From Unconsolidated Joint Ventures", "documentation": "Net Operating Income From
Unconsolidated Joint Ventures" } } }, "auth_ref": [] }, "cuz_NeuhoffHoldingsLLCMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "NeuhoffHoldingsLLCMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
```

```
], "lang": { "en-us": { "role": { "terseLabel": "Neuhoff Holdings LLC", "label": "Neuhoff Holdings LLC [Member]", "documentation": "Neuhoff Holdings LLC" } } }, "auth_ref": [] }, "cuz_NeuoffJVMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "NeuoffJVMember", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Neuoff JV", "label": "Neuoff JV [Member]", "documentation": "Neuoff JV Member" } } }, "auth_ref": [] }, "us-gaap_NewAccountingPronouncementsOrChangeInAccountingPrincipleLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NewAccountingPronouncementsOrChangeInAccountingPrincipleLineItems", "presentation": [ "http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role": { "terseLabel": "New Accounting Pronouncements or Change in Accounting Principle [Line Items]", "label": "New Accounting Pronouncements or Change in Accounting Principle [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r245", "r246", "r247", "r248", "r249", "r250", "r299", "r300", "r301", "r302", "r303", "r306", "r313", "r336", "r384", "r385", "r395", "r396", "r397", "r398", "r399", "r400", "r401", "r402", "r403", "r404", "r432", "r433", "r440", "r614", "r615", "r616", "r617", "r618", "r627", "r628", "r629", "r630", "r631", "r632", "r633", "r634", "r635", "r636", "r637", "r638", "r639", "r640", "r641", "r642", "r643", "r651", "r652", "r653", "r654", "r655", "r656", "r657", "r658", "r659", "r660", "r661", "r664", "r665", "r666", "r667", "r668", "r669", "r670", "r671", "r672", "r673", "r674", "r680", "r681", "r696", "r697", "r698", "r716", "r717", "r718", "r719", "r720", "r721", "r729", "r730", "r731", "r811", "r812", "r813", "r814", "r815", "r816", "r817", "r818", "r819", "r820", "r821", "r822", "r826" ] }, "us-gaap_NewAccountingPronouncementsOrChangeInAccountingPrincipleTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NewAccountingPronouncementsOrChangeInAccountingPrincipleTable", "presentation": [ "http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role": { "terseLabel": "New Accounting Pronouncements or Change in Accounting Principle [Table]", "label": "Accounting Standards Update and Change in Accounting Principle [Table]", "documentation": "Disclosure of information about change in accounting principle or amendment to accounting standards or both. Includes, but is not limited to, nature, reason, and method of adopting amendment to accounting standards and other change in accounting principle." } } }, "auth_ref": [ "r35", "r245", "r246", "r247", "r248", "r249", "r250", "r299", "r300", "r301", "r302", "r303", "r306", "r313", "r336", "r384", "r385", "r395", "r396", "r397", "r398", "r399", "r400", "r401", "r402", "r403", "r404", "r432", "r433", "r440", "r614", "r615", "r616", "r617", "r618", "r627", "r628", "r629", "r630", "r631", "r632", "r633", "r634", "r635", "r636", "r637", "r638", "r639", "r640", "r641", "r642", "r643", "r651", "r652", "r653", "r654", "r655", "r656", "r657", "r658", "r659", "r660", "r661", "r664", "r665", "r666", "r667", "r668", "r669", "r670", "r671", "r672", "r673", "r674", "r680", "r681", "r696", "r697", "r698", "r716", "r717", "r718", "r719", "r720", "r721", "r729", "r730", "r731", "r811", "r812", "r813", "r814", "r815", "r816", "r817", "r818", "r819", "r820", "r821", "r822", "r826" ] }, "cuz_NineYearUnsecuredSeniorNotesWithInterestRateOf386Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "NineYearUnsecuredSeniorNotesWithInterestRateOf386Member", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Nine Year Unsecured Senior Notes With Interest Rate Of 3.86%", "label": "Nine Year Unsecured Senior Notes With Interest Rate Of 3.86% [Member]", "documentation": "Nine Year Unsecured Senior Notes With Interest Rate Of 3.86%" } } }, "auth_ref": [] }, "cuz_NonDividendDistributionPerShare": { "xbrltype": "perShareItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "NonDividendDistributionPerShare", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Non Dividend Distributions (in usd per share)", "label": "Non-Dividend Distribution Per Share", "documentation": "Non-Dividend Distribution Per Share" } } }, "auth_ref": [] }, "ecd_NonGaapMeasureDescriptionTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonGaapMeasureDescriptionTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Non-GAAP Measure Description", "label": "Non-GAAP Measure Description [Text Block]" } } }, "auth_ref": [ "r1165" ] }, "ecd_NonNeosMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonNeosMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Non-NEOs", "label": "Non-NEOs [Member]" } } }, "auth_ref": [ "r1128", "r1139", "r1149", "r1173", "r1182" ] }, "cuz_NonOfficeSegmentMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "NonOfficeSegmentMember", "presentation": [ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Non-Office", "label": "Non-Office Segment [Member]", "documentation": "Non-Office Segment" } } }, "auth_ref": [] }, "ecd_NonPeoNeoAvgCompActuallyPaidAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonPeoNeoAvgCompActuallyPaidAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Non-PEO NEO Average Compensation Actually Paid Amount", "label": "Non-PEO NEO Average Compensation Actually Paid Amount" } } }, "auth_ref": [ "r1156" ] }, "ecd_NonPeoNeoAvgTotalCompAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonPeoNeoAvgTotalCompAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Non-PEO NEO Average Total Compensation Amount", "label": "Non-PEO NEO Average Total Compensation Amount" } } }, "auth_ref": [ "r1155" ] }, "ecd_NonPeoNeoMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonPeoNeoMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Non-PEO NEO", "label": "Non-PEO NEO [Member]" } } }, "auth_ref": [ "r1173" ] }, "ecd_NonRule10b51ArrAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonRule10b51ArrAdoptedFlag", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Non-Rule 10b5-1 Arrangement Adopted", "label": "Non-Rule 10b5-1 Arrangement Adopted [Flag]" } } }, "auth_ref": [ "r1193" ] }, "ecd_NonRule10b51ArrTrmntdFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonRule10b51ArrTrmntdFlag", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Non-Rule 10b5-1 Arrangement Terminated", "label": "Non-Rule 10b5-1 Arrangement Terminated [Flag]" } } }, "auth_ref": [ "r1193" ] }, "cuz_NoncontrollingInterestConversionRatio": { "xbrltype": "pureItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "NoncontrollingInterestConversionRatio", "presentation": [ "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESNoncontrollingInterestDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Conversion ratio", "label": "Noncontrolling Interest, Conversion Ratio", "documentation": "Noncontrolling Interest, Conversion Ratio" } } }, "auth_ref": [] }, "us-gaap_NoncontrollingInterestIncreaseFromSubsidiaryEquityIssuance": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NoncontrollingInterestIncreaseFromSubsidiaryEquityIssuance", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "terseLabel": "Contributions from noncontrolling interests", "label": "Noncontrolling Interest, Increase from Subsidiary Equity Issuance", "documentation": "Amount of increase in noncontrolling interest from subsidiary issuance of equity interests to noncontrolling interest holders." } } }, "auth_ref": [ "r14", "r61", "r159" ] }, "us-gaap_NoncontrollingInterestMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NoncontrollingInterestMember", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "verboseLabel": "Nonredeemable Noncontrolling Interests", "label": "Noncontrolling Interest [Member]", "documentation": "This element represents that portion of equity (net assets) in a subsidiary not attributable, directly or indirectly, to the parent. A noncontrolling interest is sometimes called a minority interest." } } }, "auth_ref": [ "r67", "r509", "r1251", "r1252", "r1253", "r1254", "r1416" ] }, "cuz_NorfolkSouthernMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "NorfolkSouthernMember", "presentation": [ "http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "NS", "label": "Norfolk Southern [Member]", "documentation": "Norfolk Southern [Member]" } } }, "auth_ref": [] }, "cuz_NorthparkTownCentreMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "NorthparkTownCentreMember", "presentation": [ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Northpark Town Center", "label": "Northpark Town Centre [Member]", "documentation": "Northpark Town Centre [Member]" } } }, "auth_ref": [] }, "us-gaap_NotesPayableFairValueDisclosure": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NotesPayableFairValueDisclosure", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEOtherDebtInformationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Notes payable, fair value", "label": "Notes Payable, Fair Value Disclosure", "documentation": "Fair value portion of notes payable." } } }, "auth_ref": [ "r19", "r106", "r107", "r1343", "r1353" ] }, "us-gaap_NumberOfRealEstateProperties": { "xbrltype": "integerItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NumberOfRealEstateProperties", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of real estate properties", "label": "Number of Real Estate Properties", "documentation": "The number of real estate properties owned as of the balance sheet date." } } }, "auth_ref": [] }, "us-gaap_NumberOfUnitsInRealEstateProperty": { "xbrltype": "integerItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NumberOfUnitsInRealEstateProperty", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails", "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of apartment units", "label": "Number of Units in Real Estate Property", "documentation": "The number of units in a real estate property owned as of the balance sheet date." } } }, "auth_ref": [] }, "cuz_OfficeSegmentMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OfficeSegmentMember", "presentation": [ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Office", "label": "Office Segment [Member]", "documentation": "Office segment." } } }, "auth_ref": [] }, "cuz_OneElevenCongressMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OneElevenCongressMember", "presentation": [ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "One Eleven Congress", "label": "One Eleven Congress [Member]", "documentation": "One Eleven Congress [Member]" } } }, "auth_ref": [] }, "cuz_OperatingAndFinanceLeaseLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OperatingAndFinanceLeaseLiability", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails": { "parentTag": "us-gaap_OtherLiabilities", "weight": 1.0, "order": 4.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails" ], "lang": { "en-us": { "role": { "netLabel": "Ground lease liability", "label": "Operating And Finance Lease, Liability", "documentation": "Operating And Finance Lease, Liability" } } }, "auth_ref": [] }, "us-gaap_OperatingIncomeLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingIncomeLoss", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Total Net Operating Income", "verboseLabel": "Net Operating Income", "label": "Operating Income (Loss)", "documentation": "The net result for the period of deducting operating expenses from operating revenues." } } }, "auth_ref": [ "r102", "r1020", "r1257", "r1258", "r1259", "r1260", "r1261" ] }, "us-gaap_OperatingLeaseCost": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseCost", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating lease expense", "label": "Operating Lease, Cost", "documentation": "Amount of single lease cost, calculated by allocation of remaining cost of lease over remaining lease term. Includes, but is not limited to, single lease cost, after impairment of right-of-use asset, calculated by amortization of remaining right-of-use asset and accretion of lease liability." } } }, "auth_ref": [ "r707", "r1065" ] }, "us-gaap_OperatingLeaseLiabilitiesPaymentsDueAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseLiabilitiesPaymentsDueAbstract", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating Ground Leases", "label": "Lessee, Operating Lease, Liability, to be Paid, Fiscal Year Maturity [Abstract]" } } }, "auth_ref": [] }, "us-gaap_OperatingLeaseLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseLiability", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails_1": { "parentTag": "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESFutureMinimumPaymentsDetails", "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Operating ground leases, liability", "terseLabel": "Lease liability", "label": "Operating Lease, Liability", "documentation": "Present value of lessee's discounted obligation for lease payments from operating lease." } } }, "auth_ref": [ "r702" ] }, "us-gaap_OperatingLeaseLiabilityStatementOfFinancialPositionExtensibleList": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseLiabilityStatementOfFinancialPositionExtensibleList", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating Lease, Liability, Statement of Financial Position [Extensible List]", "label": "Operating Lease, Liability, Statement of Financial Position [Extensible Enumeration]", "documentation": "Indicates line item in statement of financial position that includes operating lease liability." } } }, "auth_ref": [ "r703" ] }, "us-gaap_OperatingLeasePayments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeasePayments", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating lease payments", "label": "Operating Lease, Payments", "documentation": "Amount of cash outflow from operating lease, excluding payments to bring another asset to condition and location necessary for its intended
```

```
use." } } }, "auth_ref": [ "r705", "r709" ] }, "us-gaap_OperatingLeaseRightOfUseAsset": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseRightOfUseAsset", "crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Operating ground leases, right-of-use asset", "label": "Operating Lease, Right-of-Use Asset", "documentation": "Amount of lessee's right to use underlying asset under operating lease." } } }, "auth_ref": [ "r701" ] }, "us-gaap_OperatingLeaseRightOfUseAssetStatementOfFinancialPositionExtensibleList": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseRightOfUseAssetStatementOfFinancialPositionExtensibleList", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible List]", "label": "Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible Enumeration]", "documentation": "Indicates line item in statement of financial position that includes operating lease right-of-use asset." } } }, "auth_ref": [ "r703" ] }, "us-gaap_OperatingLeaseWeightedAverageDiscountRatePercent": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseWeightedAverageDiscountRatePercent", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating lease, weighted average discount rate", "label": "Operating Lease, Weighted Average Discount Rate, Percent", "documentation": "Weighted average discount rate for operating lease calculated at point in time." } } }, "auth_ref": [ "r711", "r1065" ] }, "us-gaap_OperatingLeaseWeightedAverageRemainingLeaseTerm1": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseWeightedAverageRemainingLeaseTerm1", "presentation": [ "http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating lease, weighted average remaining term", "label": "Operating Lease, Weighted Average Remaining Lease Term", "documentation": "Weighted average remaining lease term for operating lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days." } } }, "auth_ref": [ "r710", "r1065" ] }, "cuz_OperatingPropertiesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OperatingPropertiesMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "OPERATING PROPERTIES", "label": "Operating Properties [Member]", "documentation": "Operating properties." } } }, "auth_ref": [] }, "us-gaap_OperatingSegmentsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingSegmentsMember", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Operating Segments", "label": "Operating Segments [Member]", "documentation": "Identifies components of an entity that engage in business activities from which they may earn revenue and incur expenses, including transactions with other components of the same entity." } } }, "auth_ref": [ "r369", "r370", "r371", "r372", "r373", "r376", "r1026", "r1027" ] }, "cuz_OrdinaryDividendsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OrdinaryDividendsMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Ordinary Dividends", "label": "Ordinary Dividends [Member]", "documentation": "Ordinary Dividends." } } }, "auth_ref": [] }, "us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract", "lang": { "en-us": { "role": { "terseLabel": "Organization, Consolidation and Presentation of Financial Statements [Abstract]", "label": "Organization, Consolidation and Presentation of Financial Statements [Abstract]" } } }, "auth_ref": [] }, "us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OrganizationConsolidationAndPresentationOfFinancialStatementsDisclosureTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATION" ], "lang": { "en-us": { "role": { "terseLabel": "DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION", "label": "Organization, Consolidation and Presentation of Financial Statements Disclosure [Text Block]", "documentation": "The entire disclosure for organization, consolidation and basis of presentation of financial statements disclosure." } } }, "auth_ref": [ "r89", "r157", "r824", "r825" ] }, "us-gaap_OtherAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherAssets", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 7.0 },
"http://www.cousinsproperties.com/role/OTHERASSETSDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "http://www.cousinsproperties.com/role/OTHERASSETSDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Other assets, net", "totalLabel": "Total other assets", "label": "Other Assets", "documentation": "Amount of assets classified as other." } } }, "auth_ref": [ "r163", "r257", "r773", "r1027", "r1101" ] }, "us-gaap_OtherAssetsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherAssetsDisclosureTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/OTHERASSETS" ], "lang": { "en-us": { "role": { "terseLabel": "OTHER ASSETS", "label": "Other Assets Disclosure [Text Block]", "documentation": "The entire disclosure for other assets. This disclosure includes other current assets and other noncurrent assets." } } }, "auth_ref": [] }, "us-gaap_OtherComprehensiveIncomeLossCashFlowHedgeGainLossBeforeReclassificationAfterTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherComprehensiveIncomeLossCashFlowHedgeGainLossBeforeReclassificationAfterTax", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome": { "parentTag": "us-gaap_OtherComprehensiveIncomeLossNetOfTaxPortionAttributableToParent", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome",
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSScheduleofReclassificationoutofAccumulatedOtherComprehensiveIncomeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Unrealized gains on cash flow hedges", "verboseLabel": "Amount of income recognized in accumulated other comprehensive income on interest rate derivatives", "label": "Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), before Reclassification, after Tax", "documentation": "Amount, after tax and before reclassification, of gain (loss) from derivative instrument designated and qualifying as cash flow hedge included in assessment of hedge effectiveness." } } }, "auth_ref": [ "r265", "r266" ] }, "us-gaap_OtherComprehensiveIncomeLossCashFlowHedgeGainLossReclassificationAfterTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherComprehensiveIncomeLossCashFlowHedgeGainLossReclassificationAfterTax", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome": { "parentTag": "us-gaap_OtherComprehensiveIncomeLossNetOfTaxPortionAttributableToParent", "weight": -1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome",
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSScheduleofReclassificationoutofAccumulatedOtherComprehensiveIncomeDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Amortization of cash flow hedges", "negatedLabel": "Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense", "label": "Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), Reclassification, after Tax", "documentation": "Amount, after tax, of reclassification of gain (loss) from accumulated other comprehensive income (AOCI) for derivative instrument designated and qualifying as cash flow hedge included in assessment of hedge effectiveness." } } }, "auth_ref": [ "r266", "r267" ] }, "us-gaap_OtherComprehensiveIncomeLossNetOfTaxPeriodIncreaseDecreaseAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherComprehensiveIncomeLossNetOfTaxPeriodIncreaseDecreaseAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome" ], "lang": { "en-us": { "role": { "terseLabel": "Other comprehensive income:", "label": "Other Comprehensive Income (Loss), Net of Tax [Abstract]" } } }, "auth_ref": [] }, "us-gaap_OtherComprehensiveIncomeLossNetOfTaxPortionAttributableToParent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherComprehensiveIncomeLossNetOfTaxPortionAttributableToParent", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome": { "parentTag": "us-gaap_ComprehensiveIncomeNetOfTax", "weight": 1.0, "order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofComprehensiveIncome",
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "totalLabel": "Total other comprehensive income (loss)", "terseLabel": "Other comprehensive income (loss)", "label": "Other Comprehensive Income (Loss), Net of Tax, Portion Attributable to Parent", "documentation": "Amount after tax of other comprehensive income (loss) attributable to parent entity." } } }, "auth_ref": [ "r5", "r15", "r158", "r269", "r272", "r308" ] }, "us-gaap_OtherDepreciationAndAmortization": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherDepreciationAndAmortization", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Depreciation and amortization (In-place leases)", "label": "Other Depreciation and Amortization", "documentation": "Amount of expense charged against earnings to allocate the cost of tangible and intangible assets over their remaining economic lives, classified as other." } } }, "auth_ref": [ "r8", "r51", "r126" ] }, "cuz_OtherEquityMethodInvesteeMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OtherEquityMethodInvesteeMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "Other", "label": "Other Equity Method Investee [Member]", "documentation": "Other Equity Method Investee [Member]" } } }, "auth_ref": [] }, "us-gaap_OtherGeneralAndAdministrativeExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherGeneralAndAdministrativeExpense", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_CostsAndExpenses", "weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations",
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "General and administrative expenses", "terseLabel": "General and administrative expenses", "label": "Other General and Administrative Expense", "documentation": "Amount of general and administrative expense classified as other." } } }, "auth_ref": [ "r127", "r1415" ] }, "us-gaap_OtherLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherLiabilities", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": {
"parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 5.0 }, "http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets",
"http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Other liabilities", "totalLabel": "Total other liabilities", "label": "Other Liabilities", "documentation": "Amount of liabilities classified as other." } } }, "auth_ref": [ "r168", "r775", "r861", "r862", "r1101", "r1380", "r1414" ] }, "us-gaap_OtherLiabilitiesDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherLiabilitiesDisclosureAbstract", "lang": { "en-us": { "role": { "label": "Other Liabilities Disclosure [Abstract]" } } }, "auth_ref": [] }, "us-gaap_OtherLiabilitiesDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherLiabilitiesDisclosureTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/OTHERLIABILITIES" ], "lang": { "en-us": { "role": { "terseLabel": "OTHER LIABILITIES", "label": "Other Liabilities Disclosure [Text Block]", "documentation": "The entire disclosure for other liabilities." } } }, "auth_ref": [ "r107", "r112", "r1281" ] }, "us-gaap_OtherLiabilitiesTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherLiabilitiesTableTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/OTHERLIABILITIESTables" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Other Liabilities", "label": "Other Liabilities [Table Text Block]", "documentation": "Tabular disclosure of other liabilities." } } }, "auth_ref": [] }, "cuz_OtherLocationMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OtherLocationMember", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Other markets", "label": "Other Location [Member]", "documentation": "Other Location [Member]" } } }, "auth_ref": [] }, "cuz_OtherNoncontrollingInterestsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OtherNoncontrollingInterestsMember", "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Other Noncontrolling Interests", "label": "Other Noncontrolling Interests [Member]", "documentation": "Other Noncontrolling Interests [Member]" } } }, "auth_ref": [] }, "us-gaap_OtherNonoperatingExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherNonoperatingExpense", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_CostsAndExpenses", "weight": 1.0, "order": 6.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations",
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Other", "verboseLabel": "Other expenses", "label": "Other Nonoperating Expense", "documentation": "Amount of expense related to nonoperating activities, classified as other." } } }, "auth_ref": [ "r129" ] }, "ecd_OtherPerfMeasureAmt": { "xbrltype": "decimalItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OtherPerfMeasureAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Other Performance Measure, Amount", "label": "Other Performance Measure, Amount" } } }, "auth_ref": [ "r1165" ] }, "us-gaap_OtherSundryLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherSundryLiabilities", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails": {
"parentTag": "us-gaap_OtherLiabilities", "weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/OTHERLIABILITIESDetails" ], "lang": { "en-
```

```
us": { "role": { "terseLabel": "Other liabilities", "label": "Other Sundry Liabilities", "documentation": "The aggregate carrying amount, as of the balance sheets date, of obligations not otherwise itemized or categorized in the footnotes to the financial statements." } } }, "auth_ref": [ "r107", "r112", "r168" ] },
"ecd_OutstandingAggtErrCompAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OutstandingAggtErrCompAmt", "presentation": [
"http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Outstanding Aggregate Erroneous Compensation Amount", "label": "Outstanding Aggregate Erroneous Compensation Amount" } } }, "auth_ref": [ "r1126", "r1137", "r1147", "r1180" ] }, "cuz_OutstandingCommitmentsToFundRealEstateProjects": {
"xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "OutstandingCommitmentsToFundRealEstateProjects", "crdr": "credit",
"presentation": [ "http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIESDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Future obligations under leases", "label": "Outstanding Commitments to Fund Real Estate Projects", "documentation": "Outstanding commitments to fund real estate projects." } } }, "auth_ref": [] },
"cuz_OutstandingCommitmentsToInvestmentInRealEstateDebts": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"OutstandingCommitmentsToInvestmentInRealEstateDebts", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/COMMITMENTSANDCONTINGENCIESDetails", "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Commitments related to investments in real estate debt", "label": "Outstanding Commitments to Investment In Real Estate Debts",
"documentation": "Outstanding Commitments to Investment In Real Estate Debts" } } }, "auth_ref": [] }, "ecd_OutstandingRecoveryCompAmt": { "xbrltype":
"monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OutstandingRecoveryCompAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"
], "lang": { "en-us": { "role": { "terseLabel": "Compensation Amount", "label": "Outstanding Recovery Compensation Amount" } } }, "auth_ref": [ "r1129", "r1140", "r1150",
"r1183" ] }, "ecd_OutstandingRecoveryIndName": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OutstandingRecoveryIndName",
"presentation": [ "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Name", "label": "Outstanding Recovery, Individual Name" } } },
"auth_ref": [ "r1129", "r1140", "r1150", "r1183" ] }, "srt_OwnershipAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "OwnershipAxis",
"presentation": [ "http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role":
{ "terseLabel": "Ownership [Axis]", "label": "Ownership [Axis]", "documentation": "Information by name of entity in which ownership interest is disclosed. Excludes equity method investee and named security investment." } } }, "auth_ref": [] }, "srt_OwnershipDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024",
"localname": "OwnershipDomain", "presentation": [
"http://www.cousinsproperties.com/role/DESCRIPTIONOFBUSINESSANDBASISOFPRESENTATIONDescriptionofBusinessDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Ownership [Domain]", "label": "Ownership [Domain]", "documentation": "Name of entity in which ownership interest is disclosed. Excludes equity method investee and named security investment." } } }, "auth_ref": [] }, "cuz_OwnershipPercentageOfPartnerInJointVenture": { "xbrltype": "percentItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "OwnershipPercentageOfPartnerInJointVenture", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Ownership percentage of partner in joint venture", "label": "Ownership Percentage Of Partner In Joint Venture", "documentation": "Ownership percentage of partner in Joint Venture." } } }, "auth_ref": [] }, "us-gaap_ParentMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ParentMember",
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "verboseLabel": "Stockholders\u2019 Investment",
"label": "Parent [Member]", "documentation": "Portion of equity, or net assets, in the consolidated entity attributable, directly or indirectly, to the parent. Excludes noncontrolling interests." } } }, "auth_ref": [] }, "ecd_PayVsPerformanceDisclosureLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024",
"localname": "PayVsPerformanceDisclosureLineItems", "lang": { "en-us": { "role": { "label": "Pay vs Performance Disclosure [Line Items]" } } }, "auth_ref": [ "r1154" ] }, "us-gaap_PaymentsForProceedsFromRealEstatePartnershipInvestmentNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"PaymentsForProceedsFromRealEstatePartnershipInvestmentNet", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": -1.0, "order":
5.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Proceeds from investment property sales, net", "label": "Payments for (Proceeds from) Real Estate Partnership Investment, Net", "documentation": "The net cash inflow or outflow from the sale or purchase of and distributions from real estate partnership investment during the period." } } }, "auth_ref": [] }, "us-
gaap_PaymentsForRepurchaseOfRedeemableNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"PaymentsForRepurchaseOfRedeemableNoncontrollingInterest", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": -1.0, "order":
13.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Acquisition of partner's noncontrolling interest", "label": "Payments for Repurchase of Redeemable Noncontrolling Interest", "documentation": "The cash outflow during the period for redemption of redeemable noncontrolling interests." } } }, "auth_ref": [ "r1245" ] }, "us-gaap_PaymentsOfDividendsCommonStock": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "PaymentsOfDividendsCommonStock", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": -1.0, "order":
6.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Common dividends paid", "label": "Payments of Ordinary Dividends, Common Stock", "documentation": "Amount of cash outflow in the form of ordinary dividends to common shareholders of the parent entity." } } }, "auth_ref": [ "r134" ] }, "us-gaap_PaymentsOfFinancingCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "PaymentsOfFinancingCosts", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": {
"parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": -1.0, "order": 11.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Payment of deferred financing costs",
"label": "Payments of Financing Costs", "documentation": "The cash outflow for loan and debt issuance costs." } } }, "auth_ref": [ "r28" ] }, "us-
gaap_PaymentsOfStockIssuanceCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsOfStockIssuanceCosts", "crdr":
"credit", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Payments of stock issuance costs", "label": "Payments of Stock Issuance Costs", "documentation": "The cash outflow for cost incurred directly with the issuance of an equity security." } } },
"auth_ref": [ "r28" ] }, "us-gaap_PaymentsToAcquireAndDevelopRealEstate": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"PaymentsToAcquireAndDevelopRealEstate", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag":
"us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": -1.0, "order": 6.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedLabel": "Property acquisitions", "label": "Payments to Acquire and Develop Real Estate", "documentation": "The cash outflow from the acquisition of a piece of land and anything permanently fixed to it, including buildings, structures on it and so forth, and payments to develop real estate assets by adding improvements on or to a parcel of land. Such improvements may include drainage, utilities, subdividing, access, buildings, and any combination of these elements. Including real estate intended to generate income for the owner, excluding real estate acquired for use by the owner." } } }, "auth_ref": [ "r133" ] }, "us-gaap_PaymentsToAcquireEquityMethodInvestments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "PaymentsToAcquireEquityMethodInvestments", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": -1.0, "order":
4.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails" ], "lang": { "en-us": { "role": { "negatedLabel":
"Contributions to unconsolidated joint ventures", "terseLabel": "Payments to acquire equity method investments", "label": "Payments to Acquire Equity Method Investments",
"documentation": "The cash outflow associated with the purchase of or advances to an equity method investments, which are investments in joint ventures and entities in which the entity has an equity ownership interest normally of 20 to 50 percent and exercises significant influence." } } }, "auth_ref": [ "r25" ] },
"cuz_PaymentsToAcquireInvestmentInRealEstateDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"PaymentsToAcquireInvestmentInRealEstateDebt", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": {
"parentTag": "us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": -1.0, "order": 7.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Purchase of investments in real estate debt, net", "label": "Payments To Acquire Investment In Real Estate Debt", "documentation": "Payments To Acquire Investment In Real Estate Debt" } } }, "auth_ref": [] }, "us-
gaap_PaymentsToAcquireProductiveAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireProductiveAssets",
"crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-
gaap_NetCashProvidedByUsedInInvestingActivities", "weight": -1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedLabel": "Capital expenditures", "label": "Payments to Acquire Productive Assets", "documentation": "The cash outflow for purchases of and capital improvements on property, plant and equipment (capital expenditures), software, and other intangible assets." } } }, "auth_ref": [ "r189", "r1338", "r1339", "r1340" ] }, "us-gaap_PaymentsToAcquireRealEstateAndRealEstateJointVentures": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireRealEstateAndRealEstateJointVentures", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Gross purchase price", "label": "Payments to Acquire Real Estate and Real Estate Joint Ventures", "documentation": "The cash outflow associated with the purchase of real estate held-for-investment and real estate joint ventures." } } }, "auth_ref": [ "r1244" ] }, "us-gaap_PaymentsToMinorityShareholders": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToMinorityShareholders", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": -1.0, "order":
2.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Distributions to noncontrolling interests", "label": "Payments to Noncontrolling Interests", "documentation": "Amount of cash outflow to a noncontrolling interest. Includes, but not limited to, reduction of noncontrolling interest ownership. Excludes dividends paid to the noncontrolling interest." } } }, "auth_ref": [ "r28" ] }, "cuz_PayoutRangeMaximum": {
"xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PayoutRangeMaximum", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Payout range maximum (as a percent)", "label": "Payout Range Maximum", "documentation": "Payout range maximum." } } }, "auth_ref": [] }, "cuz_PayoutRangeMinimum": { "xbrltype":
"percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PayoutRangeMinimum", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Payout range minimum (as a percent)", "label": "Payout Range Minimum", "documentation": "Payout range minimum." } } }, "auth_ref": [] }, "ecd_PeerGroupIssuersFnTextBlock": {
"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeerGroupIssuersFnTextBlock", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Peer Group Issuers, Footnote", "label": "Peer Group Issuers, Footnote [Text Block]" }
} }, "auth_ref": [ "r1164" ] }, "ecd_PeerGroupTotalShareholderRtnAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"PeerGroupTotalShareholderRtnAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Peer Group Total Shareholder Return Amount", "label": "Peer Group Total Shareholder Return Amount" } } }, "auth_ref": [ "r1164" ] }, "us-
gaap_PensionAndOtherPostretirementBenefitsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"PensionAndOtherPostretirementBenefitsDisclosureTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLAN" ], "lang": { "en-us": {
"role": { "verboseLabel": "RETIREMENT SAVINGS PLAN", "label": "Retirement Benefits [Text Block]", "documentation": "The entire disclosure for retirement benefits." } } },
"auth_ref": [ "r532", "r533", "r534", "r535", "r536", "r537", "r538", "r539", "r540", "r541", "r542", "r543", "r544", "r1048" ] }, "ecd_PeoActuallyPaidCompAmt": { "xbrltype":
"monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeoActuallyPaidCompAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": {
"en-us": { "role": { "terseLabel": "PEO Actually Paid Compensation Amount", "label": "PEO Actually Paid Compensation Amount" } } }, "auth_ref": [ "r1156" ] },
"ecd_PeoMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeoMember", "presentation": [
```

```
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "PEO", "label": "PEO [Member]" } } }, "auth_ref": [ "r1173" ] }, "ecd_PeoName": {
"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeoName", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ],
"lang": { "en-us": { "role": { "terseLabel": "PEO Name", "label": "PEO Name" } } }, "auth_ref": [ "r1166" ] }, "ecd_PeoTotalCompAmt": { "xbrltype": "monetaryItemType",
"nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeoTotalCompAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "PEO Total Compensation Amount", "label": "PEO Total Compensation Amount" } } }, "auth_ref": [ "r1155" ] },
"cuz_PercentageOfRestrictionsOnOwnershipOfCompanyCommonAndPreferredStock": { "xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "PercentageOfRestrictionsOnOwnershipOfCompanyCommonAndPreferredStock", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Percentage of restriction on ownership (more
than)", "label": "Percentage Of Restrictions On Ownership of Company Common and Preferred Stock", "documentation": "Percentage of restrictions on ownership of company
total common and preferred stock." } } }, "auth_ref": [] }, "cuz_PerformanceBasedRestrictedStockUnitMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "PerformanceBasedRestrictedStockUnitMember", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Performance-
based RSUs", "label": "Performance Based Restricted Stock Unit [Member]", "documentation": "Performance Based Restricted Stock Unit" } } }, "auth_ref": [] },
"cuz_PerformingMortgageLoanMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"PerformingMortgageLoanMember", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Performing Mortgage Loan", "label": "Performing Mortgage Loan [Member]", "documentation": "Performing Mortgage Loan" } } }, "auth_ref": [] },
"cuz_PeriodOfTimeThatCompanyCapitalizesCostsOnUnoccupiedPortionOfRecentlyCompletedProjectsAfterCompanyReceivesItsCertificateOfOccupancy": { "xbrltype":
"durationItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"PeriodOfTimeThatCompanyCapitalizesCostsOnUnoccupiedPortionOfRecentlyCompletedProjectsAfterCompanyReceivesItsCertificateOfOccupancy", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESCostCapitalizationDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Period in which the
company capitalizes interest, real estate taxes and certain operating expenses on the unoccupied portion of recently completed properties, beginning with the date it is
substantially complete (in years)", "label": "Period of Time that Company Capitalizes Costs on Unoccupied Portion of Recently Completed Projects After Company Receives its
Certificate of Occupancy", "documentation": "Period of time that the company capitalizes costs on the unoccupied portion of recently completed projects after the company
receives its certificate of occupancy." } } }, "auth_ref": [] },
"cuz_PeriodOfTimeThatCompanyCapitalizesCostsOnUnoccupiedPortionOfRecentlyCompletedProjectsMinimumAverageEconomicOccupancyPercent": { "xbrltype":
"percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"PeriodOfTimeThatCompanyCapitalizesCostsOnUnoccupiedPortionOfRecentlyCompletedProjectsMinimumAverageEconomicOccupancyPercent", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESCostCapitalizationDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Period in which the
company capitalizes interest, real estate taxes and certain operating expenses on the unoccupied portion of recently completed properties, beginning with the date it is
substantially complete (percent)", "label": "Period of Time that Company Capitalizes Costs on Unoccupied Portion of Recently Completed Projects Minimum Average Economic
Occupancy Percent", "documentation": "Period of time that the company capitalizes costs on the unoccupied portion of recently completed projects-minimum average
economic occupancy percent." } } }, "auth_ref": [] }, "cuz_PhoenixAZMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "PhoenixAZMember", "presentation": [ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails",
"http://www.cousinsproperties.com/role/ScheduleHHRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Phoenix", "terseLabel": "Phoenix, AZ", "label": "Phoenix, AZ [Member]", "documentation": "Phoenix, AZ" } } }, "auth_ref": [] }, "us-gaap_PlanNameAxis": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PlanNameAxis", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Plan Name [Axis]", "label": "Plan Name [Axis]",
"documentation": "Information by plan name for share-based payment arrangement." } } }, "auth_ref": [ "r1302", "r1303", "r1304", "r1305", "r1306", "r1307", "r1308",
"r1309", "r1310", "r1311", "r1312", "r1313", "r1314", "r1315", "r1316", "r1317", "r1318", "r1319", "r1320", "r1321", "r1322", "r1323", "r1324", "r1325", "r1326", "r1327" ] },
"us-gaap_PlanNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PlanNameDomain", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Plan Name [Domain]", "label": "Plan Name
[Domain]", "documentation": "Plan name for share-based payment arrangement." } } }, "auth_ref": [ "r1302", "r1303", "r1304", "r1305", "r1306", "r1307", "r1308", "r1309",
"r1310", "r1311", "r1312", "r1313", "r1314", "r1315", "r1316", "r1317", "r1318", "r1319", "r1320", "r1321", "r1322", "r1323", "r1324", "r1325", "r1326", "r1327" ] },
"ecd_PnsnAdjsPrrSvcCstMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PnsnAdjsPrrSvcCstMember", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Pension Adjustments Prior Service Cost", "label": "Pension Adjustments Prior Service
Cost [Member]" } } }, "auth_ref": [ "r1157" ] }, "ecd_PnsnAdjsSvcCstMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"PnsnAdjsSvcCstMember", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Pension Adjustments Service Cost",
"label": "Pension Adjustments Service Cost [Member]" } } }, "auth_ref": [ "r1213" ] }, "ecd_PnsnBnftsAdjFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "PnsnBnftsAdjFnTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "Pension Benefits Adjustments, Footnote", "label": "Pension Benefits Adjustments, Footnote [Text Block]" } } }, "auth_ref": [ "r1156" ] },
"cuz_PredevelopmentCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PredevelopmentCosts", "crdr": "debit",
"calculation": { "http://www.cousinsproperties.com/role/OTHERASSETSDetails": { "parentTag": "us-gaap_OtherAssets", "weight": 1.0, "order": 4.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/OTHERASSETSDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Predevelopment costs", "label": "Predevelopment Costs",
"documentation": "Predevelopment costs and earnest money." } } }, "auth_ref": [] }, "us-gaap_PrepaidExpenseAndOtherAssetsCurrent": { "xbrltype": "monetaryItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "PrepaidExpenseAndOtherAssetsCurrent", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/OTHERASSETSDetails": { "parentTag": "us-gaap_OtherAssets", "weight": 1.0, "order": 3.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/OTHERASSETSDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Prepaid expenses and other assets", "label": "Prepaid Expense and
Other Assets, Current", "documentation": "Amount of asset related to consideration paid in advance for costs that provide economic benefits in future periods, and amount of
other assets that are expected to be realized or consumed within one year or the normal operating cycle, if longer." } } }, "auth_ref": [ "r1239" ] },
"cuz_PrepaidExpensesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PrepaidExpensesMember",
"presentation": [ "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Prepaid
expenses", "label": "Prepaid Expenses [Member]", "documentation": "Prepaid Expenses" } } }, "auth_ref": [] }, "cuz_ProceedsFromBankruptcyClaims": { "xbrltype":
"monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "ProceedsFromBankruptcyClaims", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Proceeds from bankruptcy claim", "label":
"Proceeds from Bankruptcy Claims", "documentation": "Proceeds from Bankruptcy Claims" } } }, "auth_ref": [] }, "us-
gaap_ProceedsFromDivestitureOfInterestInJointVenture": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ProceedsFromDivestitureOfInterestInJointVenture", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": {
"parentTag": "us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Proceeds from sale of interest in unconsolidated
joint ventures, net", "label": "Proceeds from Divestiture of Interest in Joint Venture", "documentation": "The cash inflow from the sale of an investment interest in a joint
venture that the reporting entity has not previously accounted for using consolidation or the equity method of accounting." } } }, "auth_ref": [ "r24" ] }, "us-
gaap_ProceedsFromEquityMethodInvestmentDividendsOrDistributionsReturnOfCapital": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ProceedsFromEquityMethodInvestmentDividendsOrDistributionsReturnOfCapital", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": 1.0, "order":
3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Return of capital
distributions from unconsolidated joint ventures", "label": "Proceeds from Equity Method Investment, Distribution, Return of Capital", "documentation": "Amount of
distribution received from equity method investee for return of investment, classified as investing activities. Excludes distribution for return on investment, classified as
operating activities." } } }, "auth_ref": [ "r283", "r1243" ] }, "us-gaap_ProceedsFromIssuanceOfCommonStock": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ProceedsFromIssuanceOfCommonStock", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order":
10.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Issuance of common stock", "label": "Proceeds
from Issuance of Common Stock", "documentation": "The cash inflow from the additional capital contribution to the entity." } } }, "auth_ref": [ "r3" ] }, "us-
gaap_ProceedsFromIssuanceOfMediumTermNotes": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ProceedsFromIssuanceOfMediumTermNotes", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag":
"us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order": 15.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Proceeds from term loans", "label": "Proceeds from
Issuance of Medium-Term Note", "documentation": "The cash inflow from a debt funding received on a regular basis with maturities ranging from 5-10 years." } } },
"auth_ref": [ "r27" ] }, "us-gaap_ProceedsFromIssuanceOfSecuredDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ProceedsFromIssuanceOfSecuredDebt", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-
gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order": 5.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "verboseLabel": "Proceeds from mortgages", "label": "Proceeds
from Issuance of Secured Debt", "documentation": "The cash inflow from amounts received from issuance of long-term debt that is wholly or partially secured by collateral.
Excludes proceeds from tax exempt secured debt." } } }, "auth_ref": [ "r27" ] }, "us-gaap_ProceedsFromMinorityShareholders": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "ProceedsFromMinorityShareholders", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order":
12.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Contributions from
noncontrolling interests", "label": "Proceeds from Noncontrolling Interests", "documentation": "Amount of cash inflow from a noncontrolling interest. Includes, but is not
limited to, purchase of additional shares or other increase in noncontrolling interest ownership." } } }, "auth_ref": [ "r26" ] }, "us-
gaap_ProceedsFromSaleOfRealEstateHeldforinvestment": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ProceedsFromSaleOfRealEstateHeldforinvestment", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Combined gross sales price", "label": "Proceeds from Sale, Real Estate, Held-for-Investment", "documentation": "Cash received from the sale of real estate that is held for
investment, that is, it is part of an investing activity during the period." } } }, "auth_ref": [ "r132" ] }, "us-gaap_ProceedsFromSaleOfTreasuryStock": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromSaleOfTreasuryStock", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order":
8.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Proceeds from sale of
treasury stock", "label": "Proceeds from Sale of Treasury Stock", "documentation": "The cash inflow from the issuance of an equity stock that has been previously reacquired
by the entity." } } }, "auth_ref": [ "r3" ] }, "us-gaap_ProceedsFromUnsecuredLinesOfCredit": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ProceedsFromUnsecuredLinesOfCredit", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": {
"parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order": 9.0 } }, "presentation": [
```

"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows"], "lang": { "en-us": { "role": { "verboseLabel": "Proceeds from credit facility", "label": "Proceeds from Unsecured Lines of Credit", "documentation": "The cash inflow from a contractual arrangement with the lender, including letter of credit, standby letter of credit and revolving credit arrangements, under which borrowings can be made up to a specific amount at any point in time with either short term or long term maturity that is uncollateralized (where debt is not backed by the pledge of collateral)." } } }, "auth_ref": ["r27"] }, "us-gaap_ProceedsFromUnsecuredNotesPayable": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromUnsecuredNotesPayable", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order": 7.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Bond issuance, net of original issue discount", "label": "Proceeds from Unsecured Notes Payable", "documentation": "The cash inflow from borrowings supported by a written promise to pay an obligation that is uncollateralized (where debt is not backed by the pledge of collateral)." } } }, "auth_ref": ["r27"] }, "us-gaap_ProductAndServiceOtherMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProductAndServiceOtherMember", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Other", "verboseLabel": "Other income", "label": "Product and Service, Other [Member]", "documentation": "Article or substance produced by nature, labor or machinery and act of providing assistance, classified as other." } } }, "auth_ref": ["r1300"] }, "srt_ProductOrServiceAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ProductOrServiceAxis", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails", "http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails", "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails"], "lang": { "en-us": { "role": { "terseLabel": "Product and Service [Axis]", "label": "Product and Service [Axis]", "documentation": "Information by product and service, or group of similar products and similar services." } } }, "auth_ref": ["r212", "r213", "r214", "r215", "r216", "r217", "r242", "r379", "r727", "r802", "r803", "r804", "r805", "r806", "r807", "r808", "r1014", "r1041", "r1079", "r1081", "r1082", "r1086", "r1087", "r1236", "r1288", "r1289", "r1299", "r1382", "r1383", "r1384", "r1385", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394", "r1395", "r1396", "r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403", "r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410"] }, "srt_ProductsAndServicesDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ProductsAndServicesDomain", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails", "http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails", "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails"], "lang": { "en-us": { "role": { "terseLabel": "Product and Service [Domain]", "label": "Product and Service [Domain]", "documentation": "Product or service, or a group of similar products or similar services." } } }, "auth_ref": ["r212", "r213", "r214", "r215", "r216", "r217", "r242", "r379", "r727", "r802", "r803", "r804", "r805", "r806", "r807", "r808", "r1014", "r1041", "r1079", "r1081", "r1082", "r1086", "r1087", "r1236", "r1288", "r1289", "r1299", "r1382", "r1383", "r1384", "r1385", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394", "r1395", "r1396", "r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403", "r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410"] }, "us-gaap_ProfitLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProfitLoss", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": { "parentTag": "us-gaap_NetIncomeLossAvailableToCommonStockholdersBasic", "weight": 1.0, "order": 2.0 }, "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_NetIncomeLoss", "weight": 1.0, "order": 2.0 }, "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 9.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "totalLabel": "Net income", "netLabel": "Net income", "verboseLabel": "Net income", "terseLabel": "Net income", "label": "Net Income (Loss), Including Portion Attributable to Noncontrolling Interest", "documentation": "The consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest." } } }, "auth_ref": ["r253", "r268", "r271", "r282", "r292", "r300", "r308", "r311", "r312", "r393", "r451", "r452", "r454", "r455", "r456", "r457", "r458", "r460", "r461", "r634", "r643", "r644", "r647", "r648", "r674", "r683", "r771", "r783", "r835", "r886", "r902", "r903", "r1056", "r1057", "r1100", "r1242", "r1292"] }, "cuz_PromenadeDAtlantaGaMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PromenadeDAtlantaGaMember", "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Promenade Central", "label": "Promenade D Atlanta GA [Member]", "documentation": "Promenade (d) Atlanta, GA." } } }, "auth_ref": [] }, "cuz_PromenadeMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PromenadeMember", "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Promenade Tower", "label": "Promenade [Member]", "documentation": "Promenade [Member]" } } }, "auth_ref": [] }, "cuz_PromenadeTowerMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PromenadeTowerMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Promenade Tower", "label": "Promenade Tower [Member]", "documentation": "Promenade Tower" } } }, "auth_ref": [] }, "us-gaap_PropertyPlantAndEquipmentByTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentByTypeAxis", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "terseLabel": "Property, Plant and Equipment, Type [Axis]", "label": "Long-Lived Tangible Asset [Axis]", "documentation": "Information by type of long-lived, physical assets used to produce goods and services and not intended for resale." } } }, "auth_ref": ["r10", "r713"] }, "us-gaap_PropertyPlantAndEquipmentLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentLineItems", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "terseLabel": "Property, Plant and Equipment [Line Items]", "label": "Property, Plant and Equipment [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": ["r713"] }, "us-gaap_PropertyPlantAndEquipmentPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentPolicyTextBlock", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies"], "lang": { "en-us": { "role": { "verboseLabel": "Cost Capitalization, Depreciation and Amortization", "label": "Property, Plant and Equipment, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for long-lived, physical asset used in normal conduct of business and not intended for resale. Includes, but is not limited to, work of art, historical treasure, and similar asset classified as collections." } } }, "auth_ref": ["r10", "r194", "r197", "r781"] }, "us-gaap_PropertyPlantAndEquipmentTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentTypeDomain", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "terseLabel": "Property, Plant and Equipment, Type [Domain]", "label": "Long-Lived Tangible Asset [Domain]", "documentation": "Listing of long-lived, physical assets that are used in the normal conduct of business to produce goods and services and not intended for resale. Examples include land, buildings, machinery and equipment, and other types of furniture and equipment including, but not limited to, office equipment, furniture and fixtures, and computer equipment and software." } } }, "auth_ref": ["r141", "r713"] }, "us-gaap_PropertyPlantAndEquipmentUsefulLife": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentUsefulLife", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Useful life", "label": "Property, Plant and Equipment, Useful Life", "documentation": "Useful life of long lived, physical assets used in the normal conduct of business and not intended for resale, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days. Examples include, but not limited to, land, buildings, machinery and equipment, office equipment, furniture and fixtures, and computer equipment." } } }, "auth_ref": [] }, "cuz_ProsceniumJVLLCMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "ProsceniumJVLLCMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails"], "lang": { "en-us": { "role": { "terseLabel": "Proscenium JV LLC", "label": "Proscenium JV LLC [Member]", "documentation": "Proscenium JV LLC" } } }, "auth_ref": [] }, "cuz_PublicSeniorNoteMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "PublicSeniorNoteMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Public Senior Note", "label": "Public Senior Note [Member]", "documentation": "Public Senior Note" } } }, "auth_ref": [] }, "ecd_PvpTable": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTable", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Pay vs Performance Disclosure", "label": "Pay vs Performance Disclosure [Table]" } } }, "auth_ref": ["r1154"] }, "ecd_PvpTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTableTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Pay vs Performance Disclosure, Table", "label": "Pay vs Performance [Table Text Block]" } } }, "auth_ref": ["r1154"] }, "cuz_RadiusPledgeOfEquityInterestsNashvilleTNOfficeBuildingMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "RadiusPledgeOfEquityInterestsNashvilleTNOfficeBuildingMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails"], "lang": { "en-us": { "role": { "terseLabel": "Radius - Pledge of equity interests Nashville, TN, Office Building", "label": "Radius - Pledge of Equity Interests Nashville, TN, Office Building [Member]", "documentation": "Radius - Pledge of Equity Interests Nashville, TN, Office Building" } } }, "auth_ref": [] }, "srt_RangeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeAxis", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails", "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Statistical Measurement [Axis]", "label": "Statistical Measurement [Axis]", "documentation": "Information by statistical measurement. Includes, but is not limited to, minimum, maximum, weighted average, arithmetic average, and median." } } }, "auth_ref": ["r203", "r205", "r207", "r208", "r210", "r243", "r244", "r445", "r446", "r447", "r448", "r533", "r545", "r576", "r577", "r578", "r591", "r677", "r724", "r725", "r726", "r809", "r810", "r823", "r857", "r858", "r912", "r931", "r936", "r937", "r974", "r1008", "r1009", "r1032", "r1040", "r1051", "r1060", "r1061", "r1062", "r1063", "r1081", "r1090", "r1286", "r1296", "r1345", "r1371", "r1372", "r1373", "r1374", "r1375"] }, "srt_RangeMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeMember", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails", "http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails", "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails",

"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Statistical Measurement [Domain]", "label": "Statistical Measurement [Domain]", "documentation": "Statistical measurement. Includes, but is not limited to, minimum, maximum, weighted average, arithmetic average, and median." } } }, "auth_ref": ["r203", "r205", "r207", "r208", "r210", "r243", "r244", "r445", "r446", "r447", "r448", "r533", "r545", "r576", "r577", "r578", "r591", "r677", "r724", "r725", "r726", "r809", "r810", "r823", "r857", "r858", "r912", "r931", "r936", "r937", "r974", "r1008", "r1009", "r1032", "r1040", "r1051", "r1060", "r1061", "r1062", "r1063", "r1081", "r1090", "r1286", "r1296", "r1345", "r1371", "r1372", "r1373", "r1374", "r1375"] }, "us-gaap_RealEstateAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAbstract", "lang": { "en-us": { "role": { "terseLabel": "Real Estate [Abstract]", "label": "Real Estate [Abstract]" } } }, "auth_ref": [] }, "us-gaap_RealEstateAccumulatedDepreciation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAccumulatedDepreciation", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Accumulated Depreciation", "periodStartLabel": "Balance at beginning of period", "periodEndLabel": "Balance at end of period before impairment charges", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation", "documentation": "Amount of accumulated depreciation pertaining to real estate investments for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r1002"] }, "cuz_RealEstateAccumulatedDepreciationAdditionsGross": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "RealEstateAccumulatedDepreciationAdditionsGross", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "terseLabel": "Total Additions", "label": "Real Estate Accumulated Depreciation Additions Gross", "documentation": "Real estate accumulated depreciation additions total." } } }, "auth_ref": [] }, "cuz_RealEstateAccumulatedDepreciationDeductionsGross": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "RealEstateAccumulatedDepreciationDeductionsGross", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "negatedTotalLabel": "Total Deductions", "label": "Real Estate Accumulated Depreciation Deductions Gross", "documentation": "Real estate accumulated depreciation deductions total." } } }, "auth_ref": [] }, "us-gaap_RealEstateAccumulatedDepreciationOtherDeductions": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAccumulatedDepreciationOtherDeductions", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": "cuz_RealEstateAccumulatedDepreciationDeductionsGross", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Write off of fully depreciated assets", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation, Other Deduction", "documentation": "Amount of other deductions to accumulated depreciation, excluding sales, for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r999"] }, "us-gaap_RealEstateAccumulatedDepreciationRealEstateSold": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAccumulatedDepreciationRealEstateSold", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": "cuz_RealEstateAccumulatedDepreciationDeductionsGross", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Cost of real estate sold", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation, Investment in Real Estate Sold", "documentation": "Amount of decrease to accumulated depreciation for real estate investments sold for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r999"] }, "us-gaap_RealEstateAcquisitionsThroughForeclosures": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAcquisitionsThroughForeclosures", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": "cuz_RealEstateAdditionsGross", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "terseLabel": "Acquisitions", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Acquisition Through Foreclosure", "documentation": "Amount of real estate investments acquired through foreclosure for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r999"] }, "cuz_RealEstateAdditionsGross": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "RealEstateAdditionsGross", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "totalLabel": "Total Additions", "label": "Real Estate Additions Gross", "documentation": "Real estate additions gross." } } }, "auth_ref": [] },
"srt_RealEstateAndAccumulatedDepreciationAmountOfEncumbrances": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RealEstateAndAccumulatedDepreciationAmountOfEncumbrances", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Encumbrances", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Amount of Encumbrances", "documentation": "Amount of lien or mortgage outstanding on real estate investment properties for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r219", "r996"] }, "srt_RealEstateAndAccumulatedDepreciationByPropertyTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RealEstateAndAccumulatedDepreciationByPropertyTable", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Real Estate and Accumulated Depreciation, by Property [Table]", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, by Property [Table]", "documentation": "Disclosure of information about real estate investments and accompanying accumulated depreciation for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r218", "r219", "r220", "r221", "r224", "r225", "r226", "r227", "r228", "r995", "r996", "r997", "r998", "r1001", "r1002", "r1003", "r1004", "r1005"] }, "us-gaap_RealEstateAndAccumulatedDepreciationCarryingAmountOfBuildingsAndImprovements": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAndAccumulatedDepreciationCarryingAmountOfBuildingsAndImprovements", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails": { "parentTag": "us-gaap_RealEstateGrossAtCarryingValue", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Building and Improvements\u00a0less Cost of Sales, Transfers\u00a0and\u00a0Other", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Building and Improvements, Amount", "documentation": "Amount before accumulated depreciation of buildings and improvements for entities with a substantial portion of business acquiring and holding investment real estate. Excludes real estate not held as an investment or interest." } } }, "auth_ref": ["r1001"] },
"us-gaap_RealEstateAndAccumulatedDepreciationCarryingAmountOfLand": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAndAccumulatedDepreciationCarryingAmountOfLand", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails": { "parentTag": "us-gaap_RealEstateGrossAtCarryingValue", "weight": 1.0, "order": 1.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Land and Improvements less Cost of Sales,\u00a0Transfers and Other", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Land, Amount", "documentation": "Amount of land for entities with a substantial portion of business acquiring and holding investment real estate. Excludes real estate not held as an investment or interest." } } }, "auth_ref": ["r1001"] },
"us-gaap_RealEstateAndAccumulatedDepreciationCarryingAmountOfLandAndBuildingsAndImprovementsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAndAccumulatedDepreciationCarryingAmountOfLandAndBuildingsAndImprovementsAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Gross\u00a0Amount\u00a0at\u00a0Which\u00a0Carried\u00a0at\u00a0Close\u00a0of\u00a0Period", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Gross [Abstract]" } } }, "auth_ref": [] }, "srt_RealEstateAndAccumulatedDepreciationDescriptionOfPropertyAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RealEstateAndAccumulatedDepreciationDescriptionOfPropertyAxis", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Name of Property [Axis]", "label": "Name of Property [Axis]", "documentation": "Information by name of property." } } }, "auth_ref": ["r218", "r223", "r995", "r1000", "r1223", "r1224", "r1225", "r1226", "r1227", "r1228", "r1229", "r1230", "r1418", "r1419", "r1420", "r1421", "r1422", "r1423", "r1424", "r1425"] },
"srt_RealEstateAndAccumulatedDepreciationDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RealEstateAndAccumulatedDepreciationDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation Disclosure [Abstract]", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation Disclosure [Abstract]" } } }, "auth_ref": [] }, "srt_RealEstateAndAccumulatedDepreciationDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RealEstateAndAccumulatedDepreciationDisclosureTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciation"], "lang": { "en-us": { "role": { "verboseLabel": "SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation Disclosure [Text Block]", "documentation": "The entire disclosure of real estate investments and associated accumulated depreciation for entities with a significant portion of their business acquiring and holding investment real estate." } } }, "auth_ref": ["r229", "r1006"] }, "us-gaap_RealEstateAndAccumulatedDepreciationInitialCostAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAndAccumulatedDepreciationInitialCostAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Initial\u00a0Cost\u00a0to\u00a0Company", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Initial Cost [Abstract]" } } }, "auth_ref": [] }, "us-gaap_RealEstateAndAccumulatedDepreciationInitialCostOfBuildingsAndImprovements": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAndAccumulatedDepreciationInitialCostOfBuildingsAndImprovements", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Buildings and Improvements", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Initial Cost of Building and Improvements", "documentation": "Initial cost of buildings and improvements for entities with a substantial portion of business acquiring and holding investment real estate. Excludes real estate not held as an investment or interest." } } }, "auth_ref": ["r997"] }, "us-gaap_RealEstateAndAccumulatedDepreciationInitialCostOfLand": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAndAccumulatedDepreciationInitialCostOfLand", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Land and Improvements", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Initial Cost of Land", "documentation": "Initial cost of land for entities with a substantial portion of business acquiring and holding investment real estate. Excludes real estate not held as an investment or interest." } } }, "auth_ref": ["r997"] }, "us-gaap_RealEstateAndAccumulatedDepreciationLifeUsedForDepreciation1": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAndAccumulatedDepreciationLifeUsedForDepreciation1", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Life\u00a0on\u00a0Which Depreciation\u00a0in Statement\u00a0of Operations is Computed", "terseLabel": "Useful life", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation, Life Used for Depreciation", "documentation": "Useful life on which depreciation was computed for entities with a substantial portion of business acquiring and holding investment real estate, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents the reported

fact of one year, five months, and thirteen days." } } }, "auth_ref": ["r1005"] }, "srt_RealEstateAndAccumulatedDepreciationLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RealEstateAndAccumulatedDepreciationLineItems", "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Real Estate and Accumulated Depreciation [Line Items]", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": ["r218", "r219", "r220", "r221", "r224", "r225", "r226", "r227", "r228", "r995", "r996", "r997", "r998", "r1001", "r1002", "r1003", "r1004", "r1005"] }, "srt_RealEstateAndAccumulatedDepreciationNameOfPropertyDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RealEstateAndAccumulatedDepreciationNameOfPropertyDomain", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Name of Property [Domain]", "label": "Name of Property [Domain]", "documentation": "Name of the property, for example, but not limited to, ABC Shopping Center." } } }, "auth_ref": ["r218", "r223", "r995", "r1000", "r1223", "r1224", "r1225", "r1226", "r1227", "r1228", "r1229", "r1230", "r1418", "r1419", "r1420", "r1421", "r1422", "r1423", "r1424", "r1425"] }, "us-gaap_RealEstateCostOfRealEstateSold": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateCostOfRealEstateSold", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": "cuz_RealEstateDeductionsGross", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "negatedLabel": "Cost of real estate sold", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Cost of Investment in Real Estate Sold", "documentation": "Amount of real estate investments sold for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r999"] }, "cuz_RealEstateDeductionsGross": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "RealEstateDeductionsGross", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "negatedTotalLabel": "Total Deductions", "label": "Real Estate Deductions Gross", "documentation": "Real estate deductions gross." } } }, "auth_ref": [] }, "us-gaap_RealEstateDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateDisclosureTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/REALESTATE"], "lang": { "en-us": { "role": { "verboseLabel": "REAL ESTATE", "label": "Real Estate Disclosure [Text Block]", "documentation": "The entire disclosure for certain real estate investment financial statements, real estate investment trust operating support agreements, real estate owned, retail land sales, time share transactions, as well as other real estate related disclosures." } } }, "auth_ref": ["r175", "r176", "r177", "r178", "r179", "r1007"] }, "us-gaap_RealEstateGrossAtCarryingValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateGrossAtCarryingValue", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "totalLabel": "Total", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Gross", "documentation": "Amount, before accumulated depreciation, of real estate investment by entity with substantial portion of business acquiring and holding investment real estate or interest in real estate. Excludes real estate not held as investment or interest." } } }, "auth_ref": ["r1001"] }, "us-gaap_RealEstateImprovements": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateImprovements", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": "cuz_RealEstateAdditionsGross", "weight": 1.0, "order": 2.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Improvements and other capitalized costs", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Improvements", "documentation": "Amount of increase in real estate investments related to improvements for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r999"] }, "us-gaap_RealEstateInvestmentPropertyAccumulatedDepreciation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyAccumulatedDepreciation", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical"], "lang": { "en-us": { "role": { "verboseLabel": "Real estate assets, accumulated depreciation", "label": "Real Estate Investment Property, Accumulated Depreciation", "documentation": "The cumulative amount of depreciation for real estate property held for investment purposes." } } }, "auth_ref": ["r772"] }, "us-gaap_RealEstateInvestmentPropertyNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyNet", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_Assets", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "totalLabel": "Total properties", "label": "Real Estate Investment Property, Net", "documentation": "Amount of real estate investment property, net of accumulated depreciation, which may include the following: (1) land available-for-sale; (2) land available-for-development, (3) investments in building and building improvements; (4) tenant allowances; (5) developments in-process; (6) rental properties; and (7) other real estate investments." } } }, "auth_ref": ["r1376", "r1377"] }, "us-gaap_RealEstateInvestmentPropertyNetAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyNetAbstract", "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "verboseLabel": "Real estate assets:", "label": "Real Estate Investment Property, Net [Abstract]" } } }, "auth_ref": [] }, "us-gaap_RealEstateInvestmentsJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentsJointVentures", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails"], "lang": { "en-us": { "role": { "terseLabel": "Mixed use property value", "label": "Real Estate Investments, Joint Ventures", "documentation": "The book value of investments in real estate joint ventures including direct and indirect investments." } } }, "auth_ref": ["r1376", "r1377"] }, "us-gaap_RealEstateOtherDeductions": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateOtherDeductions", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag": "cuz_RealEstateDeductionsGross", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "negatedTerseLabel": "Write off of fully depreciated assets", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Other Deduction", "documentation": "Amount of other deductions to real estate investments, excluding sales, for entities with a substantial portion of business acquiring and holding investment real estate." } } }, "auth_ref": ["r999"] }, "us-gaap_ReclassificationOutOfAccumulatedOtherComprehensiveIncomeTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReclassificationOutOfAccumulatedOtherComprehensiveIncomeTableTextBlock", "presentation": ["http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSTables"], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Reclassification out of Accumulated Other Comprehensive Income", "label": "Reclassification out of Accumulated Other Comprehensive Income [Table Text Block]", "documentation": "Tabular disclosure of information about items reclassified out of accumulated other comprehensive income (loss)." } } }, "auth_ref": [] }, "us-gaap_ReconciliationOfCarryingAmountOfRealEstateInvestmentsRollForward": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfCarryingAmountOfRealEstateInvestmentsRollForward", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Real Estate", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate [Roll Forward]", "documentation": "A roll forward is a reconciliation of a concept from the beginning of a period to the end of a period." } } }, "auth_ref": [] }, "us-gaap_ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTextBlock", "presentation": ["http://www.cousinsproperties.com/role/REPORTABLESEGMENTSTables"], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Reconciliation of NOI To Net Income Available to Common Stockholders", "label": "Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table Text Block]", "documentation": "Tabular disclosure of the reconciliation of profit (loss) from reportable segments to the consolidated income (loss) before income tax expense (benefit) and discontinued operations. Includes, but is not limited to, reconciliation after income tax if income tax is allocated to the reportable segment." } } }, "auth_ref": ["r48", "r49"] }, "us-gaap_ReconciliationOfRealEstateAccumulatedDepreciationRollForward": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfRealEstateAccumulatedDepreciationRollForward", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Accumulated Depreciation", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation [Roll Forward]", "documentation": "A roll forward is a reconciliation of a concept from the beginning of a period to the end of a period." } } }, "auth_ref": [] }, "us-gaap_ReconciliationOfRevenueFromSegmentsToConsolidatedTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfRevenueFromSegmentsToConsolidatedTextBlock", "presentation": ["http://www.cousinsproperties.com/role/REPORTABLESEGMENTSTables"], "lang": { "en-us": { "role": { "terseLabel": "Reconciliation of Revenue from Segments to Consolidated", "label": "Reconciliation of Revenue from Segments to Consolidated [Table Text Block]", "documentation": "Tabular disclosure of all significant reconciling items in the reconciliation of total revenues from reportable segments to the entity's consolidated revenues." } } }, "auth_ref": ["r47", "r49"] }, "ecd_RecoveryOfErrCompDisclosureLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RecoveryOfErrCompDisclosureLineItems", "lang": { "en-us": { "role": { "label": "Recovery of Erroneously Awarded Compensation Disclosure [Line Items]" } } }, "auth_ref": ["r1121", "r1132", "r1142", "r1175"] }, "cuz_ReductionOfRevenueRelatedToWriteDownOfNetAssetsAssociatedWithLease": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "ReductionOfRevenueRelatedToWriteDownOfNetAssetsAssociatedWithLease", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Reduction of revenue related to write-down of net assets associated with lease", "label": "Reduction Of Revenue Related to Write-down Of Net Assets Associated With Lease", "documentation": "Reduction Of Revenue Related to Write-down Of Net Assets Associated With Lease" } } }, "auth_ref": [] }, "cuz_ReimbursedExpenses": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "ReimbursedExpenses", "crdr": "debit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_CostsAndExpenses", "weight": 1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations",
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Reimbursed expenses", "terseLabel": "Reimbursed expenses", "label": "Reimbursed Expenses", "documentation": "Reimbursed expenses, other than those related to the third party management and leasing segment." } } }, "auth_ref": [] }, "cuz_RemainingAmountToBePaidWithLongTermDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "RemainingAmountToBePaidWithLongTermDebt", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Remaining Amount To Be Paid With Long Term Debt", "label": "Remaining Amount To Be Paid With Long Term Debt", "documentation": "Remaining Amount To Be Paid With Long Term Debt" } } }, "auth_ref": [] }, "us-gaap_RentalProperties": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RentalProperties", "crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_RealEstateInvestmentPropertyNet", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets"], "lang": { "en-us": { "role": { "verboseLabel": "Operating properties, net of accumulated depreciation of $1,627,251 and $1,329,406 in 2024 and 2023, respectively", "label": "Rental Properties", "documentation": "Carrying amount of income producing properties held for rental." } } }, "auth_ref": ["r1376", "r1377"] }, "cuz_RentalPropertiesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "RentalPropertiesMember", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails",
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Rental property revenues", "label": "Rental Properties [Member]", "documentation": "Rental Properties [Member]" } } }, "auth_ref": [] }, "us-gaap_RepaymentsOfDebtAndCapitalLeaseObligations": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfDebtAndCapitalLeaseObligations", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Finance ground lease paid", "label": "Repayments of Debt and Lease Obligation", "documentation": "Amount of cash outflow for short-term and long-term debt and lease obligation." } } }, "auth_ref": [] }, "us-

```
gaap_RepaymentsOfLinesOfCredit": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfLinesOfCredit", "crdr": "credit",
"calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities",
"weight": -1.0, "order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedLabel":
"Repayment of credit facility", "label": "Repayments of Lines of Credit", "documentation": "Amount of cash outflow for payment of an obligation from a lender, including but
not limited to, letter of credit, standby letter of credit and revolving credit arrangements." } } }, "auth_ref": [ "r135", "r1248" ] }, "us-gaap_RepaymentsOfMediumTermNotes":
{ "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfMediumTermNotes", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": -1.0, "order":
14.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Repayment of term loans", "terseLabel":
"Contributions from noncontrolling interests", "label": "Repayments of Medium-Term Note", "documentation": "The cash outflow to pay off borrowing used to receive debt
funding on a regular basis with maturities ranging from 5-10 years." } } }, "auth_ref": [ "r135" ] }, "us-gaap_RepaymentsOfSecuredDebt": { "xbrltype": "monetaryItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfSecuredDebt", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": -1.0, "order":
4.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Repayment of mortgages",
"terseLabel": "Repayment of mortgage loan", "label": "Repayments of Secured Debt", "documentation": "The cash outflow to repay long-term debt that is wholly or partially
secured by collateral. Excludes repayments of tax exempt secured debt." } } }, "auth_ref": [ "r135" ] }, "us-gaap_RepaymentsOfUnsecuredDebt": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfUnsecuredDebt", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Repayments of debt", "label":
"Repayments of Unsecured Debt", "documentation": "The cash outflow to repay long-term debt that is not secured by collateral. Excludes repayments of tax exempt unsecured
debt." } } }, "auth_ref": [ "r135" ] }, "cuz_RepurchaseOfSharesWithheldForTaxesOnRestrictedStockVestings": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "RepurchaseOfSharesWithheldForTaxesOnRestrictedStockVestings", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": -1.0, "order":
3.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Repurchase of
shares withheld for taxes on restricted stock vestings", "label": "Repurchase Of Shares Withheld For Taxes On Restricted Stock Vestings", "documentation": "Repurchase Of
Shares Withheld For Taxes On Restricted Stock Vestings" } } }, "auth_ref": [] }, "cuz_ResearchParkVMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "ResearchParkVMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Research Park V", "label": "Research Park V [Member]", "documentation": "Research Park V [Member]" } } }, "auth_ref": [] }, "ecd_RestatementDateAxis": { "xbrltype":
"stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDateAxis", "presentation": [ "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" ], "lang": {
"en-us": { "role": { "terseLabel": "Restatement Determination Date:", "label": "Restatement Determination Date [Axis]" } } }, "auth_ref": [ "r1122", "r1133", "r1143", "r1176" ]
}, "ecd_RestatementDeterminationDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDeterminationDate", "presentation":
[ "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Restatement Determination Date", "label": "Restatement Determination Date"
} } }, "auth_ref": [ "r1123", "r1134", "r1144", "r1177" ] }, "ecd_RestatementDoesNotRequireRecoveryTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDoesNotRequireRecoveryTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" ], "lang": {
"en-us": { "role": { "terseLabel": "Restatement does not require Recovery", "label": "Restatement Does Not Require Recovery [Text Block]" } } }, "auth_ref": [ "r1130", "r1141",
"r1151", "r1184" ] }, "us-gaap_RestrictedStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedStockMember",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Restricted stock", "label": "Restricted Stock [Member]", "documentation": "Stock including a provision that prohibits sale or substantive sale of an equity instrument for a
specified period of time or until specified performance conditions are met." } } }, "auth_ref": [ "r37" ] }, "us-gaap_RestrictedStockUnitsRSUMember": { "xbrltype":
"domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedStockUnitsRSUMember", "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"
], "lang": { "en-us": { "role": { "terseLabel": "RSUs", "label": "Restricted Stock Units (RSUs) [Member]", "documentation": "Share instrument which is convertible to stock or
an equivalent amount of cash, after a specified period of time or when specified performance conditions are met." } } }, "auth_ref": [] }, "us-gaap_RetainedEarningsMember":
{ "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsMember", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "verboseLabel": "Distributions\u00a0in Excess of Cumulative Net
Income", "label": "Retained Earnings [Member]", "documentation": "Accumulated undistributed earnings (deficit)." } } }, "auth_ref": [ "r247", "r296", "r297", "r298", "r301",
"r308", "r310", "r312", "r398", "r404", "r433", "r614", "r615", "r630", "r631", "r632", "r635", "r642", "r643", "r654", "r657", "r658", "r661", "r672", "r697", "r700", "r813",
"r815", "r836", "r1416" ] }, "cuz_RetirementOfTreasuryStock": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"RetirementOfTreasuryStock", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Retirement of treasury stock", "label": "Retirement Of Treasury Stock", "documentation": "Retirement Of Treasury Stock" } } }, "auth_ref": []
}, "us-gaap_RevenueFromContractWithCustomerAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"RevenueFromContractWithCustomerAbstract", "lang": { "en-us": { "role": { "terseLabel": "Revenue from Contract with Customer [Abstract]", "label": "Revenue from Contract
with Customer [Abstract]" } } }, "auth_ref": [] }, "us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerExcludingAssessedTax", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/REVENURECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Revenue recognized", "label": "Revenue from
Contract with Customer, Excluding Assessed Tax", "documentation": "Amount, excluding tax collected from customer, of revenue from satisfaction of performance obligation
by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with
specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise." } } }, "auth_ref": [ "r180", "r181", "r337", "r346", "r347", "r369",
"r375", "r379", "r381", "r383", "r528", "r529", "r727" ] }, "us-gaap_RevenueFromContractWithCustomerPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerPolicyTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "verboseLabel": "Revenue Recognition", "label":
"Revenue from Contract with Customer [Policy Text Block]", "documentation": "Disclosure of accounting policy for revenue from contract with customer." } } }, "auth_ref": [
"r200", "r520", "r521", "r522", "r523", "r524", "r525", "r526", "r527", "r1012" ] }, "us-gaap_RevenueFromContractWithCustomerTextBlock": { "xbrltype": "textBlockItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/REVENURECOGNITION" ], "lang": { "en-us": { "role": { "verboseLabel": "REVENUE RECOGNITION", "label": "Revenue from Contract
with Customer [Text Block]", "documentation": "The entire disclosure of revenue from contract with customer to transfer good or service and to transfer nonfinancial asset.
Includes, but is not limited to, disaggregation of revenue, credit loss recognized from contract with customer, judgment and change in judgment related to contract with
customer, and asset recognized from cost incurred to obtain or fulfill contract with customer. Excludes insurance and lease contracts." } } }, "auth_ref": [ "r200", "r512",
"r513", "r514", "r515", "r516", "r517", "r518", "r519", "r531" ] }, "us-gaap_Revenues": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"Revenues", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations": { "parentTag": "us-gaap_ProfitLoss", "weight": 1.0,
"order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails",
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails",
"http://www.cousinsproperties.com/role/REVENURECOGNITIONNarrativeDetails",
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Total Revenues",
"verboseLabel": "Revenues", "negatedNetLabel": "Total Revenues", "label": "Revenues", "documentation": "Amount of revenue recognized from goods sold, services rendered,
insurance premiums, or other activities that constitute an earning process. Includes, but is not limited to, investment and interest income before deduction of interest
expense when recognized as a component of revenue, and sales and trading gain (loss)." } } }, "auth_ref": [ "r180", "r181", "r277", "r292", "r337", "r346", "r347", "r369",
"r375", "r379", "r381", "r383", "r393", "r451", "r452", "r454", "r455", "r456", "r457", "r458", "r460", "r461", "r683", "r771", "r1026", "r1292" ] }, "us-gaap_RevenuesAbstract":
{ "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenuesAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations" ], "lang": { "en-us": { "role": { "verboseLabel": "Revenues:", "label": "Revenues [Abstract]" } } },
"auth_ref": [] }, "ecd_Rule10b51ArrAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrAdoptedFlag",
"presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Rule 10b5-1 Arrangement Adopted", "label": "Rule
10b5-1 Arrangement Adopted [Flag]" } } }, "auth_ref": [ "r1193" ] }, "ecd_Rule10b51ArrTrmntdFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024",
"localname": "Rule10b51ArrTrmntdFlag", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Rule 10b5-
1 Arrangement Terminated", "label": "Rule 10b5-1 Arrangement Terminated [Flag]" } } }, "auth_ref": [ "r1193" ] },
"cuz_SECSchedule1228RealEstateCompaniesInvestmentInRealEstateAfterImpairment": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "SECSchedule1228RealEstateCompaniesInvestmentInRealEstateAfterImpairment", "crdr": "debit", "presentation":
[ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": { "role": { "periodStartLabel":
"Balance at beginning of period", "periodEndLabel": "Balance at end of period", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment In Real Estate, After
Impairment", "documentation": "SEC Schedule, 12-28, Real Estate Companies, Investment In Real Estate, After Impairment" } } }, "auth_ref": [] },
"cuz_SECSchedule1228RealEstateCompaniesInvestmentInRealEstateAmortizationOfRightOfUseGroundLeaseAssets": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "SECSchedule1228RealEstateCompaniesInvestmentInRealEstateAmortizationOfRightOfUseGroundLeaseAssets",
"crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails": { "parentTag":
"cuz_RealEstateDeductionsGross", "weight": 1.0, "order": 3.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": { "role": { "negatedLabel":
"Amortization of right-of-use ground lease assets", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Amortization Of Right-Of-Use Ground
Lease Assets", "documentation": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Amortization Of Right-Of-Use Ground Lease Assets" } } },
"auth_ref": [] }, "us-gaap_SECScheduleIIIRealEstateAccumulatedDepreciationDepreciationExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "SECScheduleIIIRealEstateAccumulatedDepreciationDepreciationExpense", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Depreciation expense", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Accumulated Depreciation, Depreciation Expense",
"documentation": "Amount of depreciation expense of real estate investments for entities with a substantial portion of business acquiring and holding investment real estate."
} } }, "auth_ref": [ "r999" ] }, "us-gaap_SECScheduleIIIRealEstateAndAccumulatedDepreciationCostsCapitalizedSubsequentToAcquisitionAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"SECScheduleIIIRealEstateAndAccumulatedDepreciationCostsCapitalizedSubsequentToAcquisitionAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Costs\u00a0Capitalized\u00a0Subsequent to Acquisition", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated Depreciation,
Cost Capitalized Subsequent to Acquisition [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_SECScheduleIIIRealEstateAndAccumulatedDepreciationCostsCapitalizedSubsequentToAcquisitionBuildingsAndImprovements": { "xbrltype": "monetaryItemType",
```

```
"nsuri": "http://fasb.org/us-gaap/2024", "localname":
"SECScheduleIIIRealEstateAndAccumulatedDepreciationCostsCapitalizedSubsequentToAcquisitionBuildingsAndImprovements", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Building and Improvements\u00a0less Cost of Sales, Transfers\u00a0and\u00a0Other", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and
Accumulated Depreciation, Cost Capitalized Subsequent to Acquisition, Building and Improvements", "documentation": "Amount of building and improvement costs
capitalized since acquisition for entities with a substantial portion of business acquiring and holding investment real estate. Excludes real estate not held as an investment or
interest." } } }, "auth_ref": [ "r1420" ] }, "us-gaap_SECScheduleIIIRealEstateAndAccumulatedDepreciationCostsCapitalizedSubsequentToAcquisitionLand": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"SECScheduleIIIRealEstateAndAccumulatedDepreciationCostsCapitalizedSubsequentToAcquisitionLand", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Land
and Improvements less Cost of Sales,\u00a0Transfers and Other", "label": "SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate and Accumulated
Depreciation, Cost Capitalized Subsequent to Acquisition, Land", "documentation": "Amount of land costs capitalized since acquisition for entities with a substantial portion of
business acquiring and holding investment real estate. Excludes real estate not held as an investment or interest." } } }, "auth_ref": [ "r1420" ] },
"cuz_SECScheduleIIIRealEstateNet": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SECScheduleIIIRealEstateNet",
"crdr": "debit", "presentation": [ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": {
"role": { "terseLabel": "Aggregate cost for federal income tax, net of depreciation", "label": "SEC Schedule III, Real Estate, Net", "documentation": "SEC Schedule III, Real
Estate, Net" } } }, "auth_ref": [] }, "cuz_SVBFinancialGroupMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"SVBFinancialGroupMember", "presentation": [ "http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"SVB Financial Group", "label": "SVB Financial Group [Member]", "documentation": "SVB Financial Group" } } }, "auth_ref": [] }, "cuz_SailTowerAcquisitionMember": {
"xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SailTowerAcquisitionMember", "presentation": [
"http://www.cousinsproperties.com/role/REALESTATENarrativeDetails", "http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Sail Tower", "label": "Sail Tower, Acquisition [Member]", "documentation": "Sail Tower, Acquisition" } } }, "auth_ref": [] },
"cuz_SailTowerMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SailTowerMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Sail
Tower", "label": "Sail Tower [Member]", "documentation": "Sail Tower" } } }, "auth_ref": [] }, "cuz_SaintAnnPledgeOfAssetDallasTXOfficeBuildingMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SaintAnnPledgeOfAssetDallasTXOfficeBuildingMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Saint - Ann Pledge of asset Dallas, TX, Office Building", "label": "Saint - Ann Pledge of Asset Dallas, TX, Office Building [Member]", "documentation": "Saint - Ann Pledge of
Asset Dallas, TX, Office Building" } } }, "auth_ref": [] }, "us-gaap_SaleOfStockConsiderationReceivedOnTransaction": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "SaleOfStockConsiderationReceivedOnTransaction", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Sale of stock, consideration received on
transaction", "label": "Sale of Stock, Consideration Received on Transaction", "documentation": "Cash received on stock transaction after deduction of issuance costs." } } },
"auth_ref": [] }, "us-gaap_SaleOfStockNameOfTransactionDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"SaleOfStockNameOfTransactionDomain", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Sale of Stock [Domain]", "label": "Sale of Stock [Domain]", "documentation": "Sale of the entity's stock, including, but not limited to, initial public offering
(IPO) and private placement." } } }, "auth_ref": [] }, "cuz_SaleOfStockNumberOfParticipatingFinancialInstitutions": { "xbrltype": "integerItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "SaleOfStockNumberOfParticipatingFinancialInstitutions", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Sale of stock, number of participating
financial institutions", "label": "Sale Of Stock, Number Of Participating Financial Institutions", "documentation": "Sale Of Stock, Number Of Participating Financial
Institutions" } } }, "auth_ref": [] }, "us-gaap_SaleOfStockNumberOfSharesIssuedInTransaction": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "SaleOfStockNumberOfSharesIssuedInTransaction", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Sale of stock, shares issued (in shares)", "label": "Sale of Stock, Number of Shares Issued in Transaction", "documentation": "The
number of shares issued or sold by the subsidiary or equity method investee per stock transaction." } } }, "auth_ref": [] }, "cuz_SaleOfStockOtherTransactionRelatedCosts": {
"xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SaleOfStockOtherTransactionRelatedCosts", "crdr": "debit",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Other transaction related
costs", "label": "Sale Of Stock, Other Transaction Related Costs", "documentation": "Sale Of Stock, Other Transaction Related Costs" } } }, "auth_ref": [] }, "us-
gaap_SaleOfStockPricePerShare": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SaleOfStockPricePerShare", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Average price (in dollars per share)", "label":
"Sale of Stock, Price Per Share", "documentation": "Per share amount received by subsidiary or equity investee for each share of common stock issued or sold in the stock
transaction." } } }, "auth_ref": [] }, "cuz_SanJacintoCenterMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"SanJacintoCenterMember", "presentation": [ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "San Jacinto Center", "label": "San Jacinto Center [Member]", "documentation": "San Jacinto Center [Member]" } } }, "auth_ref": [] },
"us-gaap_ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ScheduleOfCashFlowSupplementalDisclosuresTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONTables" ], "lang": { "en-us": { "role": { "verboseLabel":
"Schedule of Supplemental Information Related to Cash Flows", "label": "Schedule of Cash Flow, Supplemental Disclosures [Table Text Block]", "documentation": "Tabular
disclosure of supplemental cash flow information for the periods presented." } } } }, "auth_ref": [] },
"cuz_ScheduleOfComponentsOfTaxabilityOfCompanyDividendsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "ScheduleOfComponentsOfTaxabilityOfCompanyDividendsTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTables" ], "lang": { "en-us": { "role": { "verboseLabel": "Schedule of Components of the Taxability of the
Company's Dividends", "label": "Schedule of Components of Taxability of Company Dividends [Table Text Block]", "documentation": "Schedule of components of taxability of
company dividends." } } }, "auth_ref": [] }, "us-gaap_ScheduleOfDebtTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ScheduleOfDebtTableTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETables" ], "lang": { "en-us": { "role": { "verboseLabel": "Schedule
of Terms of Notes Payable", "label": "Schedule of Debt [Table Text Block]", "documentation": "Tabular disclosure of information pertaining to short-term and long-debt
instruments or arrangements, including but not limited to identification of terms, features, collateral requirements and other information necessary to a fair presentation." }
} }, "auth_ref": [] }, "us-gaap_ScheduleOfDeferredTaxAssetsAndLiabilitiesTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ScheduleOfDeferredTaxAssetsAndLiabilitiesTableTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/INCOMETAXESTables" ], "lang": { "en-
us": { "role": { "verboseLabel": "Schedule of Tax Effect of Significant Temporary Differences Representing Deferred Tax Assets and Liabilities", "label": "Schedule of Deferred
Tax Assets and Liabilities [Table Text Block]", "documentation": "Tabular disclosure of the components of net deferred tax asset or liability recognized in an entity's statement
of financial position, including the following: the total of all deferred tax liabilities, the total of all deferred tax assets, the total valuation allowance recognized for deferred
tax assets." } } }, "auth_ref": [ "r1331" ] }, "us-gaap_ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHARETables" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Computation of Basic and Diluted Earnings Per
Share", "label": "Schedule of Earnings Per Share, Basic and Diluted [Table Text Block]", "documentation": "Tabular disclosure of an entity's basic and diluted earnings per
share calculations, including a reconciliation of numerators and denominators of the basic and diluted per-share computations for income from continuing operations." } } },
"auth_ref": [ "r1256" ] }, "us-gaap_ScheduleOfEarningsPerShareBasicByCommonClassTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ScheduleOfEarningsPerShareBasicByCommonClassTable", "presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Earnings Per Share, Basic, by Common Class, Including Two-Class Method [Table]", "label": "Earnings Per Share, Basic, by Common Class,
Including Two-Class Method [Table]", "documentation": "Disclosure of information about basic earnings per share by class of stock. Includes, but is not limited to, two-class
method." } } }, "auth_ref": [ "r36", "r39", "r318", "r322", "r329" ] }, "us-gaap_ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock": { "xbrltype":
"textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/INCOMETAXESTables" ], "lang": { "en-us": { "role": { "verboseLabel": "Schedule of Difference between Income Tax Benefit (provision)
and the Amount Computed by Applying the Statutory Federal Income Tax Rate to Income Before Taxes", "label": "Schedule of Effective Income Tax Rate Reconciliation [Table
Text Block]", "documentation": "Tabular disclosure of the reconciliation using percentage or dollar amounts of the reported amount of income tax expense attributable to
continuing operations for the year to the amount of income tax expense that would result from applying domestic federal statutory tax rates to pretax income from continuing
operations." } } }, "auth_ref": [ "r598", "r1054", "r1329" ] }, "us-gaap_ScheduleOfEmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsTextBlock": {
"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ScheduleOfEmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONTables" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Stock-based Compensation Expense,
Net of Forfeitures", "label": "Share-Based Payment Arrangement, Expensed and Capitalized, Amount [Table Text Block]", "documentation": "Tabular disclosure of allocation of
amount expensed and capitalized for award under share-based payment arrangement to statement of income or comprehensive income and statement of financial position.
Includes, but is not limited to, corresponding line item in financial statement." } } }, "auth_ref": [ "r66" ] }, "us-
gaap_ScheduleOfEntityWideInformationRevenueFromExternalCustomersByProductsAndServicesTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ScheduleOfEntityWideInformationRevenueFromExternalCustomersByProductsAndServicesTable", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Segment Reporting,
Revenue from External Customer, Product and Service [Table]", "label": "Segment Reporting, Revenue from External Customer, Product and Service [Table]",
"documentation": "Disclosure of information about revenue from external customer by product and service when not provided as part of reportable operating segment
information." } } }, "auth_ref": [ "r50" ] }, "srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/srt/2024", "localname": "ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Investment, Name [Axis]", "verboseLabel": "Equity Method Investee, Name [Axis]", "label": "Investment, Name [Axis]", "documentation": "Information by name of investment
including named security. Excludes entity that is consolidated." } } }, "auth_ref": [ "r389", "r390", "r392", "r626", "r1217", "r1218", "r1219", "r1333", "r1334", "r1335",
"r1336" ] }, "us-gaap_ScheduleOfEquityMethodInvestmentsLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ScheduleOfEquityMethodInvestmentsLineItems", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails",
```

```
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Schedule of Equity Method Investments [Line Items]", "label": "Schedule of Equity Method Investments [Line Items]", "documentation": "Line items represent
financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table."
} } } }, "auth_ref": [ "r292", "r389", "r390", "r392", "r393", "r683" ] }, "us-gaap_ScheduleOfEquityMethodInvestmentsTable": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEquityMethodInvestmentsTable", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURES715PonceHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESAMCO120WTHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCarolinaSquareHoldingsLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESCrawfordLongCPILLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESHICOVictoryCenterLPDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Equity Method Investment [Table]", "label": "Equity Method Investment [Table]", "documentation": "Disclosure of information about equity method investment. Includes, but
is not limited to, name of investee or group of investees, percentage ownership, difference between investment and value of underlying equity in net assets." } } }, "auth_ref": [
"r253", "r292", "r389", "r390", "r392", "r393", "r683" ] }, "us-gaap_ScheduleOfFiniteLivedIntangibleAssetsTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ScheduleOfFiniteLivedIntangibleAssetsTable", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESAggregateAmortizationofIntangibleAssetsandLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleAssetsDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangibleLiabilitiesDetails",
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESIntangiblesfutureAmortizationDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Intangible
Asset, Finite-Lived [Table]", "label": "Intangible Asset, Finite-Lived [Table]", "documentation": "Disclosure of information about finite-lived intangible asset. Excludes
indefinite-lived intangible asset." } } }, "auth_ref": [ "r417", "r424", "r427", "r428", "r430", "r728", "r1011", "r1034" ] },
"cuz_ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "ScheduleOfIntangibleAssetsLiabilitiesAndGoodwillTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/INTANGIBLEASSETSANDLIABILITIESTables" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Intangible Assets and
Liabilities", "label": "Schedule Of Intangible Assets, Liabilities And Goodwill [Table Text Block]", "documentation": "Schedule Of Intangible Assets, Liabilities And Goodwill" }
} }, "auth_ref": [] }, "us-gaap_ScheduleOfInvestmentsLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ScheduleOfInvestmentsLineItems", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Schedule of Investments [Line Items]", "label": "Schedule of Investments [Line Items]", "documentation": "Line items represent financial concepts included in a table. These
concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r909", "r910", "r911",
"r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r933", "r934", "r935",
"r936", "r937", "r938", "r939", "r940", "r941", "r942", "r943", "r944", "r945", "r946", "r947", "r948", "r949", "r950", "r951", "r952", "r953", "r954", "r955", "r956", "r965",
"r966", "r967", "r968", "r969", "r970", "r971", "r972", "r973", "r974", "r975", "r976", "r977", "r978", "r979", "r980", "r981", "r982", "r983" ] }, "us-
gaap_ScheduleOfInvestmentsTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfInvestmentsTable", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Investments [Table]", "label":
"Schedule of Investments [Table]", "documentation": "Disclosure of information about investments owned by investment company." } } }, "auth_ref": [ "r909", "r910", "r911",
"r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r933", "r934", "r935",
"r936", "r937", "r938", "r939", "r940", "r941", "r942", "r943", "r944", "r945", "r946", "r947", "r948", "r949", "r950", "r951", "r952", "r953", "r954", "r955", "r956", "r965",
"r966", "r967", "r969", "r970", "r971", "r972", "r973", "r974", "r975", "r976", "r977", "r978", "r979", "r980", "r981", "r982", "r983" ] }, "us-
gaap_ScheduleOfMaturitiesOfLongTermDebtTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ScheduleOfMaturitiesOfLongTermDebtTableTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETables" ], "lang": { "en-us": { "role": {
"terseLabel": "Schedule of Future Principal Payments Due", "label": "Schedule of Maturities of Long-Term Debt [Table Text Block]", "documentation": "Tabular disclosure of
maturity and sinking fund requirement for long-term debt." } } }, "auth_ref": [ "r11" ] }, "us-gaap_ScheduleOfOtherAssetsTableTextBlock": { "xbrltype": "textBlockItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfOtherAssetsTableTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/OTHERASSETSTables"
], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Other Assets", "label": "Schedule of Other Assets [Table Text Block]", "documentation": "Tabular disclosure of the
carrying amounts of other assets. This disclosure includes other current assets and other noncurrent assets." } } }, "auth_ref": [] }, "us-
gaap_ScheduleOfPropertyPlantAndEquipmentTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ScheduleOfPropertyPlantAndEquipmentTable", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESDepreciationandAmortizationDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationNotestoScheduleIIIDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule
of Property, Plant and Equipment [Table]", "label": "Property, Plant and Equipment [Table]", "documentation": "Disclosure of information about physical assets used in the
normal conduct of business and not intended for resale. Includes, but is not limited to, balances by class of assets, depreciation and depletion expense and method used,
including composite depreciation, and accumulated deprecation." } } }, "auth_ref": [ "r10", "r713" ] }, "us-gaap_ScheduleOfSegmentReportingInformationBySegmentTable": {
"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfSegmentReportingInformationBySegmentTable", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails",
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Segment Reporting
Information, by Segment [Table]", "label": "Schedule of Segment Reporting Information, by Segment [Table]", "documentation": "Disclosure of information about profit (loss)
and total assets by reportable segment." } } }, "auth_ref": [ "r44", "r45", "r46" ] }, "us-
gaap_ScheduleOfShareBasedCompensationArrangementsByShareBasedPaymentAwardTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ScheduleOfShareBasedCompensationArrangementsByShareBasedPaymentAwardTable", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Schedule of Share-based Compensation Arrangements by Share-based Payment Award [Table]", "label": "Schedule of Share-Based Compensation Arrangements by Share-
Based Payment Award [Table]", "documentation": "Disclosure of information about share-based payment arrangement." } } }, "auth_ref": [ "r547", "r548", "r551", "r552",
"r553", "r555", "r556", "r557", "r558", "r559", "r560", "r561", "r562", "r563", "r564", "r565", "r566", "r567", "r568", "r569", "r570", "r571", "r572", "r575", "r576", "r577",
"r578", "r579" ] }, "us-gaap_ScheduleOfShareBasedPaymentAwardStockOptionsValuationAssumptionsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "ScheduleOfShareBasedPaymentAwardStockOptionsValuationAssumptionsTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONTables" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Valuation Assumptions", "label":
"Schedule of Share-Based Payment Award, Stock Options, Valuation Assumptions [Table Text Block]", "documentation": "Tabular disclosure of the significant assumptions
used during the year to estimate the fair value of stock options, including, but not limited to: (a) expected term of share options and similar instruments, (b) expected
volatility of the entity's shares, (c) expected dividends, (d) risk-free rate(s), and (e) discount for post-vesting restrictions." } } }, "auth_ref": [ "r152" ] }, "us-
gaap_ScheduleOfSharebasedCompensationRestrictedStockAndRestrictedStockUnitsActivityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ScheduleOfSharebasedCompensationRestrictedStockAndRestrictedStockUnitsActivityTableTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONTables" ], "lang": { "en-us": { "role": { "verboseLabel": "Schedule of Equity and Liability Classified
Award Activity", "label": "Share-Based Payment Arrangement, Restricted Stock and Restricted Stock Unit, Activity [Table Text Block]", "documentation": "Disclosure of the
number and weighted-average grant date fair value for restricted stock and restricted stock units that were outstanding at the beginning and end of the year, and the number
of restricted stock and restricted stock units that were granted, vested, or forfeited during the year." } } }, "auth_ref": [] }, "us-gaap_ScheduleOfStockByClassTable": {
"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfStockByClassTable", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Stock, Class of Stock [Table]",
"label": "Stock, Class of Stock [Table]", "documentation": "Disclosure of information about stock by class. Includes, but is not limited to, common, convertible, and preferred
stocks." } } }, "auth_ref": [ "r55", "r56", "r57", "r58", "r59", "r60", "r146", "r148", "r149", "r150", "r259", "r260", "r261", "r339", "r494", "r495", "r496", "r498", "r501", "r506",
"r508", "r829", "r830", "r831", "r832", "r1040", "r1216", "r1247" ] },
"cuz_ScheduleReconcilingDividendsPaidAndDividendsAppliedToMeetReitDistributionRequirementsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "ScheduleReconcilingDividendsPaidAndDividendsAppliedToMeetReitDistributionRequirementsTableTextBlock",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTables" ], "lang": { "en-us": { "role": { "verboseLabel": "Schedule of Distribution of Taxable
Income", "label": "Schedule Reconciling Dividends Paid and Dividends Applied to Meet REIT Distribution Requirements [Table Text Block]", "documentation": "Schedule
reconciling dividends paid and dividends applied to meet REIT distribution requirements." } } }, "auth_ref": [] },
"cuz_SectionOneThousandSixtyOneOneYearAmountsDisclosure": { "xbrltype": "perShareItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"SectionOneThousandSixtyOneOneYearAmountsDisclosure", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Section 1061 One Year
Amounts Disclosure (in usd per share)", "label": "Section One Thousand Sixty One One Year Amounts Disclosure", "documentation": "Section One Thousand Sixty One One
Year Amounts Disclosure" } } }, "auth_ref": [] }, "cuz_SectionOneThousandSixtyOneThreeYearAmountsDisclosure": { "xbrltype": "perShareItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "SectionOneThousandSixtyOneThreeYearAmountsDisclosure", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Section 1061 Three Year
Amounts Disclosure (in usd per share)", "label": "Section One Thousand Sixty-One Three Year Amounts Disclosure", "documentation": "Section One Thousand Sixty-One Three
Year Amounts Disclosure" } } }, "auth_ref": [] }, "us-gaap_SecuredOvernightFinancingRateSofrMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "SecuredOvernightFinancingRateSofrMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails" ], "lang": { "en-us":
{ "role": { "terseLabel": "SOFR", "label": "Secured Overnight Financing Rate (SOFR) [Member]", "documentation": "Interest rate at which bank can borrow U.S. dollar
overnight while posting U.S. Treasury bond as collateral." } } }, "auth_ref": [ "r1341" ] }, "dei_Security12bTitle": { "xbrltype": "securityTitleItemType", "nsuri":
"http://xbrl.sec.gov/dei/2024", "localname": "Security12bTitle", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel":
```

"Title of 12(b) Security", "label": "Title of 12(b) Security", "documentation": "Title of a 12(b) registered security." } } }, "auth_ref": ["r1103"] }, "dei_SecurityExchangeName": { "xbrltype": "edgarExchangeCodeItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "SecurityExchangeName", "presentation": ["http://www.cousinsproperties.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Security Exchange Name", "label": "Security Exchange Name", "documentation": "Name of the Exchange on which a security is registered." } } }, "auth_ref": ["r1106"] }, "us-gaap_SegmentDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentDomain", "presentation": ["http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Segments [Domain]", "label": "Segments [Domain]", "documentation": "Components of an entity that engage in business activities from which they may earn revenue and incur expenses, including transactions with other components of the same entity." } } }, "auth_ref": ["r180", "r181", "r182", "r183", "r337", "r342", "r345", "r346", "r347", "r348", "r349", "r350", "r351", "r352", "r353", "r354", "r356", "r357", "r359", "r360", "r361", "r369", "r370", "r371", "r372", "r373", "r375", "r376", "r377", "r383", "r407", "r408", "r409", "r410", "r411", "r412", "r413", "r414", "r415", "r430", "r441", "r442", "r791", "r792", "r793", "r794", "r795", "r796", "r797", "r798", "r799", "r800", "r801", "r1023", "r1026", "r1027", "r1033", "r1084", "r1382", "r1383", "r1384", "r1385", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394", "r1395", "r1396", "r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403", "r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410"] }, "srt_SegmentGeographicalDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "SegmentGeographicalDomain", "presentation": ["http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Geographical [Domain]", "label": "Geographical [Domain]", "documentation": "Geographical area." } } }, "auth_ref": ["r204", "r206", "r209", "r211", "r218", "r219", "r220", "r221", "r224", "r225", "r226", "r227", "r228", "r231", "r381", "r382", "r733", "r735", "r736", "r737", "r738", "r740", "r741", "r742", "r743", "r744", "r745", "r747", "r748", "r749", "r750", "r751", "r752", "r755", "r756", "r757", "r758", "r759", "r760", "r761", "r762", "r763", "r764", "r765", "r766", "r767", "r850", "r853", "r855", "r918", "r932", "r953", "r980", "r992", "r995", "r996", "r997", "r998", "r1001", "r1002", "r1003", "r1004", "r1005", "r1015", "r1042", "r1068", "r1069", "r1070", "r1071", "r1073", "r1075", "r1076", "r1077", "r1083", "r1090", "r1299", "r1382", "r1383", "r1384", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394", "r1395", "r1396", "r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403", "r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410"] }, "us-gaap_SegmentReportingAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingAbstract", "lang": { "en-us": { "role": { "terseLabel": "Segment Reporting [Abstract]", "label": "Segment Reporting [Abstract]" } } }, "auth_ref": [] }, "us-gaap_SegmentReportingDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingDisclosureTextBlock", "presentation": ["http://www.cousinsproperties.com/role/REPORTABLESEGMENTS"], "lang": { "en-us": { "role": { "verboseLabel": "REPORTABLE SEGMENTS", "label": "Segment Reporting Disclosure [Text Block]", "documentation": "The entire disclosure for reporting segments including data and tables. Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments." } } }, "auth_ref": ["r183", "r337", "r341", "r342", "r343", "r344", "r345", "r358", "r360", "r361", "r373", "r374", "r375", "r376", "r377", "r379", "r380", "r383", "r1021", "r1024", "r1025", "r1026", "r1028", "r1030", "r1031"] }, "us-gaap_SegmentReportingInformationLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingInformationLineItems", "presentation": ["http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails", "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Segment Reporting Information [Line Items]", "label": "Segment Reporting Information [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [] }, "us-gaap_SegmentReportingPolicyPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingPolicyPolicyTextBlock", "presentation": ["http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies"], "lang": { "en-us": { "role": { "verboseLabel": "Reportable Segments", "label": "Segment Reporting, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for segment reporting." } } }, "auth_ref": ["r362", "r363", "r364", "r365", "r366", "r367", "r368", "r378", "r381", "r1022", "r1023", "r1029"] }, "cuz_SeniorNotesWithInterestRateOf5.875Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SeniorNotesWithInterestRateOf5.875Member", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Senior Notes With Interest Rate Of 5.875%", "label": "Senior Notes With Interest Rate Of 5.875% [Member]", "documentation": "Senior Notes With Interest Rate Of 5.875%" } } }, "auth_ref": [] }, "cuz_SeniorNotesWithInterestRateOf5.912Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SeniorNotesWithInterestRateOf5.912Member", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Senior Notes With Interest Rate Of 5.912%", "label": "Senior Notes With Interest Rate Of 5.912% [Member]", "documentation": "Senior Notes With Interest Rate Of 5.912%" } } }, "auth_ref": [] }, "cuz_SeniorUnsecuredDebtMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SeniorUnsecuredDebtMember", "presentation": ["http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Senior Unsecured Debt", "label": "Senior Unsecured Debt [Member]", "documentation": "Senior Unsecured Debt [Member]" } } }, "auth_ref": [] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardAwardVestingPeriod1": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardAwardVestingPeriod1", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Vesting period (in years)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Award Vesting Period", "documentation": "Period over which grantee's right to exercise award under share-based payment arrangement is no longer contingent on satisfaction of service or performance condition, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. Includes, but is not limited to, combination of market, performance or service condition." } } }, "auth_ref": ["r1052"] }, "cuz_ShareBasedCompensationArrangementByShareBasedPaymentAwardConversionRatio": { "xbrltype": "pureItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardConversionRatio", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Conversion ratio", "label": "Share-Based Compensation Arrangement By Share-Based Payment Award, Conversion Ratio", "documentation": "Share-Based Compensation Arrangement By Share-Based Payment Award, Conversion Ratio" } } }, "auth_ref": [] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardDiscountFromMarketPricePurchaseDate": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardDiscountFromMarketPricePurchaseDate", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Purchase price discount", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Discount from Market Price, Purchase Date", "documentation": "Discount rate from fair value on purchase date that participants pay for shares." } } }, "auth_ref": ["r64"] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeitedInPeriod": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeitedInPeriod", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"], "lang": { "en-us": { "role": { "negatedLabel": "Forfeited (in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeited in Period", "documentation": "The number of equity-based payment instruments, excluding stock (or unit) options, that were forfeited during the reporting period." } } }, "auth_ref": ["r568"] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeituresWeightedAverageGrantDateFairValue": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeituresWeightedAverageGrantDateFairValue", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Forfeited (in usd per share)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeitures, Weighted Average Grant Date Fair Value", "documentation": "Weighted average fair value as of the grant date of equity-based award plans other than stock (unit) option plans that were not exercised or put into effect as a result of the occurrence of a terminating event." } } }, "auth_ref": ["r568"] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails", "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Number of restricted stock units granted (in shares)", "verboseLabel": "Granted (in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period", "documentation": "The number of grants made during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan)." } } }, "auth_ref": ["r566"] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriodWeightedAverageGrantDateFairValue": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriodWeightedAverageGrantDateFairValue", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Granted (in usd per share)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period, Weighted Average Grant Date Fair Value", "documentation": "The weighted average fair value at grant date for nonvested equity-based awards issued during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan)." } } }, "auth_ref": ["r566"] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"], "lang": { "en-us": { "role": { "periodStartLabel": "Outstanding at beginning of period (in shares)", "periodEndLabel": "Outstanding at end of period (in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number", "documentation": "The number of non-vested equity-based payment instruments, excluding stock (or unit) options, that validly exist and are outstanding as of the balance sheet date." } } }, "auth_ref": ["r563", "r564"] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedRollForward": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedRollForward", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Restricted Stock and RSUs", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number of Shares [Roll Forward]", "documentation": "A roll forward is a reconciliation of a concept from the beginning of a period to the end of a period." } } }, "auth_ref": [] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValue": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValue", "presentation": ["http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails"], "lang": { "en-us": { "role": { "periodStartLabel": "Outstanding at beginning of period (in usd per share)", "periodEndLabel": "Outstanding at end of period (in usd per share)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value", "documentation": "Per share or unit weighted-average fair value of nonvested award under share-based payment arrangement. Excludes share and unit options." } } }, "auth_ref": ["r563", "r564"] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValueRollForward": {

```
"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValueRollForward",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Weighted
Average Fair Market Value at Grant", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested,
Weighted Average Grant Date Fair Value [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriod": { "xbrltype": "sharesItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriod",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails" ], "lang": { "en-us": { "role": { "negatedLabel": "Vested
(in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period", "documentation":
"The number of equity-based payment instruments, excluding stock (or unit) options, that vested during the reporting period." } } }, "auth_ref": [ "r567" ] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriodTotalFairValue": { "xbrltype":
"monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriodTotalFairValue", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Fair value of
restricted stock that vested", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period, Fair
Value", "documentation": "Fair value of share-based awards for which the grantee gained the right by satisfying service and performance requirements, to receive or retain
shares or units, other instruments, or cash." } } }, "auth_ref": [ "r570" ] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriodWeightedAverageGrantDateFairValue": {
"xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriodWeightedAverageGrantDateFairValue",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Vested
(in usd per share)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period, Weighted
Average Grant Date Fair Value", "documentation": "The weighted average fair value as of grant date pertaining to an equity-based award plan other than a stock (or unit)
option plan for which the grantee gained the right during the reporting period, by satisfying service and performance requirements, to receive or retain shares or units, other
instruments, or cash in accordance with the terms of the arrangement." } } }, "auth_ref": [ "r567" ] },
"cuz_ShareBasedCompensationArrangementByShareBasedPaymentAwardExpectedEmployeeContributions": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardExpectedEmployeeContributions", "crdr":
"credit", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Expected contributions", "label": "Share-Based Compensation Arrangement By Share-Based Payment Award, Expected Employee Contributions",
"documentation": "Share-Based Compensation Arrangement By Share-Based Payment Award, Expected Employee Contributions" } } }, "auth_ref": [] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsExpectedVolatilityRate": { "xbrltype": "percentItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsExpectedVolatilityRate",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Volatility", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Fair Value Assumptions, Expected Volatility Rate", "documentation": "The
estimated measure of the percentage by which a share price is expected to fluctuate during a period. Volatility also may be defined as a probability-weighted measure of the
dispersion of returns about the mean. The volatility of a share price is the standard deviation of the continuously compounded rates of return on the share over a specified
period. That is the same as the standard deviation of the differences in the natural logarithms of the stock prices plus dividends, if any, over the period." } } }, "auth_ref": [
"r576" ] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsRiskFreeInterestRate": { "xbrltype": "percentItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsRiskFreeInterestRate",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Risk-free rate", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Fair Value Assumptions, Risk Free Interest Rate", "documentation": "The
risk-free interest rate assumption that is used in valuing an option on its own shares." } } }, "auth_ref": [ "r578" ] },
"cuz_ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsStockBeta": { "xbrltype": "pureItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardFairValueAssumptionsStockBeta",
"presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Stock beta", "label": "Share Based Compensation Arrangement By Share Based Payment Award Fair Value Assumptions Stock Beta", "documentation": "Share Based
Compensation Arrangement By Share Based Payment Award Fair Value Assumptions Stock Beta" } } }, "auth_ref": [] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Share-based Compensation Arrangement by Share-based Payment Award [Line Items]", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award
[Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with
domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r547", "r548", "r551", "r552", "r553", "r555", "r556", "r557", "r558", "r559", "r560", "r561",
"r562", "r563", "r564", "r565", "r566", "r567", "r568", "r569", "r570", "r571", "r572", "r575", "r576", "r577", "r578", "r579" ] },
"cuz_ShareBasedCompensationArrangementByShareBasedPaymentAwardMaximumEmployeeSubscriptionAmount": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardMaximumEmployeeSubscriptionAmount",
"crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "Maximum employee subscription amount", "label": "Share-Based Compensation Arrangement By Share-Based Payment Award, Maximum Employee Subscription
Amount", "documentation": "Share-Based Compensation Arrangement By Share-Based Payment Award, Maximum Employee Subscription Amount" } } }, "auth_ref": [] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardMaximumEmployeeSubscriptionRate": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardMaximumEmployeeSubscriptionRate", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Maximum employee
subscription rate", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Maximum Employee Subscription Rate", "documentation": "The highest
percentage of annual salary that an employee is permitted to utilize with respect to the plan." } } }, "auth_ref": [ "r64" ] },
"cuz_ShareBasedCompensationArrangementByShareBasedPaymentAwardNumberOfAwardTypes": { "xbrltype": "integerItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardNumberOfAwardTypes", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of award
types", "label": "Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Award Types", "documentation": "Share-Based Compensation
Arrangement By Share-Based Payment Award, Number Of Award Types" } } }, "auth_ref": [] },
"cuz_ShareBasedCompensationArrangementByShareBasedPaymentAwardNumberOfEmployees": { "xbrltype": "integerItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardNumberOfEmployees", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of
employees", "label": "Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Employees", "documentation": "Share-Based Compensation
Arrangement By Share-Based Payment Award, Number Of Employees" } } }, "auth_ref": [] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardNumberOfSharesAuthorized": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardNumberOfSharesAuthorized", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Shares authorized under stock option
plan (in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Number of Shares Authorized", "documentation": "Number of shares
authorized for issuance under share-based payment arrangement." } } }, "auth_ref": [ "r1053" ] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsGrantsInPeriodGross": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsGrantsInPeriodGross", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of
restricted stock units granted (in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Grants in Period, Gross",
"documentation": "Gross number of share options (or share units) granted during the period." } } }, "auth_ref": [ "r559" ] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsOutstandingNumber": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsOutstandingNumber", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Stock options
outstanding (in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Number", "documentation": "Number of
options outstanding, including both vested and non-vested options." } } }, "auth_ref": [ "r555", "r556" ] },
"cuz_ShareBasedCompensationArrangementByShareBasedPaymentAwardPurchaseDateFairValueOfTheSharesPurchased": { "xbrltype": "monetaryItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname":
"ShareBasedCompensationArrangementByShareBasedPaymentAwardPurchaseDateFairValueOfTheSharesPurchased", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Fair value of shares
purchased", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Purchase Date Fair Value of the Shares Purchased", "documentation": "Share-
Based Compensation Arrangement by Share-Based Payment Award, Purchase Date Fair Value of the Shares Purchased" } } }, "auth_ref": [] }, "us-
gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardSharesPurchasedForAward": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardSharesPurchasedForAward", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of shares purchased (in shares)",
"label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Shares Purchased for Award", "documentation": "Number of shares purchased for issuance
under share-based payment arrangement." } } }, "auth_ref": [ "r1328" ] }, "us-
gaap_ShareBasedCompensationArrangementsByShareBasedPaymentAwardAwardTypeAndPlanNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "ShareBasedCompensationArrangementsByShareBasedPaymentAwardAwardTypeAndPlanNameDomain", "presentation": [
"http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEmployeeStockPurchasePlanDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedAwardsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityclassifiedMarketbasedRSUsDetails",
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONLiabilityClassifiedAwardsNarrativeDetails",
```

```
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails",
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails", "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": {
"terseLabel": "Award Type [Domain]", "label": "Award Type [Domain]", "documentation": "Award under share-based payment arrangement." } } }, "auth_ref": [ "r551", "r552",
"r553", "r555", "r556", "r557", "r558", "r559", "r560", "r561", "r562", "r563", "r564", "r565", "r566", "r567", "r568", "r569", "r570", "r571", "r572", "r575", "r576", "r577",
"r578", "r579" ] }, "us-gaap_ShareBasedCompensationOptionAndIncentivePlansPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "ShareBasedCompensationOptionAndIncentivePlansPolicy", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "terseLabel": "Stock Compensation", "label": "Share-
Based Payment Arrangement [Policy Text Block]", "documentation": "Disclosure of accounting policy for award under share-based payment arrangement. Includes, but is not
limited to, methodology and assumption used in measuring cost." } } }, "auth_ref": [ "r546", "r554", "r573", "r574", "r575", "r576", "r579", "r586", "r587", "r588", "r589" ] },
"us-gaap_ShareBasedGoodsAndNonemployeeServicesTransactionBySupplierAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ShareBasedGoodsAndNonemployeeServicesTransactionBySupplierAxis", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Supplier [Axis]",
"label": "Supplier [Axis]", "documentation": "Information by supplier." } } }, "auth_ref": [] }, "us-
gaap_ShareBasedGoodsAndNonemployeeServicesTransactionSupplierDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"ShareBasedGoodsAndNonemployeeServicesTransactionSupplierDomain", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Supplier
[Domain]", "label": "Supplier [Domain]", "documentation": "Specific identification or general nature of (for example, a construction contractor, a consulting firm) the party
from whom the goods or services were or are to be received." } } }, "auth_ref": [] }, "us-gaap_SignificantAccountingPoliciesTextBlock": { "xbrltype": "textBlockItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "SignificantAccountingPoliciesTextBlock", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIES" ], "lang": { "en-us": { "role": { "verboseLabel": "SIGNIFICANT ACCOUNTING POLICIES",
"label": "Significant Accounting Policies [Text Block]", "documentation": "The entire disclosure for all significant accounting policies of the reporting entity." } } }, "auth_ref":
[ "r139", "r289" ] }, "cuz_SouthEndStationMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"SouthEndStationMember", "presentation": [ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "South End Station", "label": "South End Station [Member]", "documentation": "South End Station Member" } } }, "auth_ref": [] },
"cuz_SpringAnd8thMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "SpringAnd8thMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Spring
& 8th", "label": "Spring And 8th [Member]", "documentation": "Spring And 8th [Member]" } } }, "auth_ref": [] }, "us-gaap_StatementBusinessSegmentsAxis": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementBusinessSegmentsAxis", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Segments [Axis]", "label": "Segments
[Axis]", "documentation": "Information by business segments." } } }, "auth_ref": [ "r180", "r181", "r182", "r183", "r251", "r337", "r342", "r345", "r346", "r347", "r348", "r349",
"r350", "r351", "r352", "r353", "r354", "r356", "r357", "r359", "r360", "r361", "r369", "r370", "r371", "r372", "r373", "r375", "r376", "r377", "r383", "r407", "r408", "r409",
"r410", "r411", "r412", "r413", "r414", "r415", "r430", "r434", "r441", "r442", "r791", "r792", "r793", "r794", "r795", "r796", "r797", "r798", "r799", "r800", "r801", "r1023",
"r1026", "r1027", "r1033", "r1084", "r1382", "r1383", "r1384", "r1385", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394", "r1395", "r1396",
"r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403", "r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410" ] }, "us-gaap_StatementClassOfStockAxis": {
"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementClassOfStockAxis", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Class of Stock [Axis]", "label":
"Class of Stock [Axis]", "documentation": "Information by the different classes of stock of the entity." } } }, "auth_ref": [ "r201", "r259", "r260", "r261", "r292", "r318", "r322",
"r329", "r331", "r339", "r340", "r393", "r451", "r454", "r455", "r456", "r460", "r461", "r494", "r495", "r498", "r501", "r508", "r683", "r829", "r830", "r831", "r832", "r836",
"r837", "r838", "r839", "r840", "r841", "r842", "r843", "r844", "r845", "r846", "r847", "r867", "r887", "r904", "r984", "r985", "r986", "r987", "r988", "r1216", "r1247", "r1255" ]
}, "us-gaap_StatementEquityComponentsAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementEquityComponentsAxis",
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity", "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails"
], "lang": { "en-us": { "role": { "terseLabel": "Equity Components [Axis]", "label": "Equity Components [Axis]", "documentation": "Information by component of equity." } } },
"auth_ref": [ "r16", "r116", "r118", "r119", "r247", "r274", "r275", "r276", "r296", "r297", "r298", "r301", "r308", "r310", "r312", "r338", "r398", "r404", "r433", "r509", "r614",
"r615", "r630", "r631", "r632", "r635", "r642", "r643", "r654", "r656", "r657", "r658", "r659", "r661", "r672", "r684", "r685", "r686", "r687", "r688", "r689", "r697", "r700",
"r721", "r786", "r813", "r814", "r815", "r836", "r904" ] }, "srt_StatementGeographicalAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname":
"StatementGeographicalAxis", "presentation": [ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Geographical [Axis]", "label": "Geographical [Axis]", "documentation": "Information by geographical components." } } }, "auth_ref": [ "r204", "r206", "r209", "r211", "r218",
"r219", "r220", "r221", "r224", "r225", "r226", "r227", "r228", "r231", "r381", "r382", "r733", "r735", "r736", "r737", "r738", "r740", "r741", "r742", "r743", "r744", "r745",
"r747", "r748", "r749", "r750", "r751", "r752", "r755", "r756", "r757", "r758", "r759", "r760", "r761", "r762", "r763", "r764", "r765", "r766", "r767", "r850", "r853", "r855",
"r918", "r932", "r953", "r980", "r992", "r995", "r996", "r997", "r998", "r1001", "r1002", "r1003", "r1004", "r1005", "r1015", "r1042", "r1068", "r1069", "r1070", "r1071",
"r1073", "r1075", "r1076", "r1077", "r1083", "r1090", "r1299", "r1382", "r1383", "r1384", "r1386", "r1387", "r1388", "r1389", "r1390", "r1391", "r1392", "r1393", "r1394",
"r1395", "r1396", "r1397", "r1398", "r1399", "r1400", "r1401", "r1402", "r1403", "r1404", "r1405", "r1406", "r1407", "r1408", "r1409", "r1410" ] }, "us-
gaap_StatementLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementLineItems", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations" ], "lang": { "en-us": {
"role": { "terseLabel": "Statement [Line Items]", "label": "Statement [Line Items]", "documentation": "Line items represent financial concepts included in a table. These
concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [ "r296", "r297", "r298",
"r338", "r700", "r727", "r827", "r847", "r859", "r860", "r861", "r862", "r863", "r864", "r867", "r869", "r870", "r871", "r872", "r873", "r874", "r875", "r876", "r877", "r879",
"r880", "r881", "r882", "r883", "r885", "r888", "r889", "r890", "r891", "r892", "r893", "r894", "r895", "r896", "r897", "r898", "r899", "r900", "r901", "r904", "r1091" ] }, "us-
gaap_StatementOfCashFlowsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementOfCashFlowsAbstract", "lang": { "en-
us": { "role": { "terseLabel": "Statement of Cash Flows [Abstract]", "label": "Statement of Cash Flows [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_StatementOfFinancialPositionAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementOfFinancialPositionAbstract",
"lang": { "en-us": { "role": { "terseLabel": "Statement of Financial Position [Abstract]", "label": "Statement of Financial Position [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_StatementOfIncomeAndComprehensiveIncomeAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"StatementOfIncomeAndComprehensiveIncomeAbstract", "lang": { "en-us": { "role": { "label": "Statement of Comprehensive Income [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_StatementOfStockholdersEquityAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"StatementOfStockholdersEquityAbstract", "lang": { "en-us": { "role": { "terseLabel": "Statement of Stockholders' Equity [Abstract]", "label": "Statement of Stockholders'
Equity [Abstract]" } } }, "auth_ref": [] }, "us-gaap_StatementTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementTable",
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations" ],
"lang": { "en-us": { "role": { "terseLabel": "Statement [Table]", "label": "Statement [Table]", "documentation": "Disclosure of information about statement of comprehensive
income, income, other comprehensive income, financial position, cash flows, and shareholders' equity." } } }, "auth_ref": [ "r296", "r297", "r298", "r338", "r386", "r700",
"r727", "r827", "r847", "r859", "r860", "r861", "r862", "r863", "r864", "r867", "r869", "r870", "r871", "r872", "r873", "r874", "r875", "r876", "r877", "r879", "r880", "r881",
"r882", "r883", "r885", "r888", "r889", "r890", "r891", "r892", "r893", "r894", "r895", "r896", "r897", "r898", "r899", "r900", "r901", "r904", "r1091" ] },
"ecd_StkPrcOrTsrEstimationMethodTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"StkPrcOrTsrEstimationMethodTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Stock Price or TSR
Estimation Method", "label": "Stock Price or TSR Estimation Method [Text Block]" } } }, "auth_ref": [ "r1125", "r1136", "r1146", "r1179" ] }, "us-
gaap_StockAppreciationRightsSARSMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockAppreciationRightsSARSMember",
"presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Stock Appreciation Rights (SARs)", "label": "Stock
Appreciation Rights (SARs) [Member]", "documentation": "Right to receive cash or shares equal to appreciation of predetermined number of grantor's shares during
predetermined time period." } } }, "auth_ref": [] }, "us-gaap_StockIssuedDuringPeriodValueNewIssues": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "StockIssuedDuringPeriodValueNewIssues", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "terseLabel": "Common stock sold, net of issuance costs", "label":
"Stock Issued During Period, Value, New Issues", "documentation": "Equity impact of the value of new stock issued during the period. Includes shares issued in an initial
public offering or a secondary public offering." } } }, "auth_ref": [ "r16", "r115", "r116", "r150", "r836", "r904", "r985", "r1100" ] }, "us-
gaap_StockIssuedDuringPeriodValueShareBasedCompensation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"StockIssuedDuringPeriodValueShareBasedCompensation", "crdr": "credit", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ],
"lang": { "en-us": { "role": { "terseLabel": "Common stock issued pursuant to stock based compensation", "label": "Shares Issued, Value, Share-Based Payment Arrangement,
after Forfeiture", "documentation": "Value, after forfeiture, of shares issued under share-based payment arrangement. Excludes employee stock ownership plan (ESOP)." } } },
"auth_ref": [ "r65", "r115", "r116", "r150" ] }, "us-gaap_StockOptionMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"StockOptionMember", "presentation": [ "http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": {
"role": { "terseLabel": "Stock Options", "label": "Equity Option [Member]", "documentation": "Contracts conveying rights, but not obligations, to buy or sell a specific quantity
of stock at a specified price during a specified period (an American option) or at a specified date (a European option)." } } }, "auth_ref": [ "r1090" ] }, "us-
gaap_StockholdersEquity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockholdersEquity", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest",
"weight": 1.0, "order": 1.0 } }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets",
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "totalLabel": "Total stockholders' investment", "terseLabel": "Total Equity (Deficit)", "label": "Equity, Attributable to Parent", "documentation":
"Amount of equity (deficit) attributable to parent. Excludes temporary equity and equity attributable to noncontrolling interest." } } }, "auth_ref": [ "r116", "r118", "r119",
"r140", "r868", "r884", "r905", "r906", "r1066", "r1101", "r1249", "r1266", "r1356", "r1416" ] }, "us-gaap_StockholdersEquityAbstract": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "StockholdersEquityAbstract", "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": {
"en-us": { "role": { "verboseLabel": "Stockholders' investment:", "label": "Equity, Attributable to Parent [Abstract]" } } }, "auth_ref": [] }, "us-
gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest", "crdr": "credit", "calculation": {
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_LiabilitiesAndStockholdersEquity", "weight": 1.0, "order": 1.0 } },
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets", "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": {
"en-us": { "role": { "totalLabel": "Total equity", "periodStartLabel": "Beginning balance", "periodEndLabel": "Ending balance", "label": "Equity, Including Portion Attributable
to Noncontrolling Interest", "documentation": "Amount of equity (deficit) attributable to parent and noncontrolling interest. Excludes temporary equity." } } }, "auth_ref": [
"r67", "r68", "r70", "r247", "r248", "r275", "r296", "r297", "r298", "r301", "r308", "r310", "r398", "r404", "r433", "r509", "r614", "r615", "r630", "r631", "r632", "r635", "r642",
"r643", "r654", "r656", "r657", "r658", "r659", "r661", "r672", "r684", "r685", "r689", "r698", "r721", "r814", "r815", "r834", "r868", "r884", "r905", "r906", "r989", "r1100",
"r1249", "r1266", "r1356", "r1416" ] }, "us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterestAbstract": { "xbrltype": "stringItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "StockholdersEquityIncludingPortionAttributableToNoncontrollingInterestAbstract", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "terseLabel": "Equity:", "label": "Equity, Including Portion Attributable to
Noncontrolling Interest [Abstract]" } } }, "auth_ref": [] }, "us-gaap_StockholdersEquityNoteDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "StockholdersEquityNoteDisclosureTextBlock", "presentation": [
```

```
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITY" ], "lang": { "en-us": { "role": { "terseLabel": "STOCKHOLDERS' EQUITY", "label": "Equity [Text Block]",
"documentation": "The entire disclosure for equity." } } }, "auth_ref": [ "r147", "r291", "r493", "r495", "r497", "r498", "r499", "r500", "r501", "r502", "r503", "r504", "r505",
"r507", "r509", "r663", "r907", "r908", "r990" ] }, "us-gaap_StraightLineRent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"StraightLineRent", "crdr": "credit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows": { "parentTag": "us-
gaap_NetCashProvidedByUsedInOperatingActivities", "weight": -1.0, "order": 10.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Effect of non-cash adjustments to rental
revenues", "label": "Straight Line Rent", "documentation": "Difference between actual rental income due and rental income recognized on a straight-line basis." } } },
"auth_ref": [ "r7" ] }, "us-gaap_SubsequentEventMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsequentEventMember",
"presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails",
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Subsequent Event", "label": "Subsequent Event
[Member]", "documentation": "Identifies event that occurred after the balance sheet date but before financial statements are issued or available to be issued." } } },
"auth_ref": [ "r690", "r723" ] }, "us-gaap_SubsequentEventTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"SubsequentEventTypeAxis", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails",
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Subsequent Event Type [Axis]", "label":
"Subsequent Event Type [Axis]", "documentation": "Information by event that occurred after the balance sheet date but before financial statements are issued or available to
be issued." } } }, "auth_ref": [ "r690", "r723" ] }, "us-gaap_SubsequentEventTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "SubsequentEventTypeDomain", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTDetails",
"http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTScheduleofInvestmentsInRealEstateDebtDetails",
"http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Subsequent Event Type [Domain]", "label":
"Subsequent Event Type [Domain]", "documentation": "Event that occurred after the balance sheet date but before financial statements are issued or available to be issued." }
} }, "auth_ref": [ "r690", "r723" ] }, "srt_SubsidiariesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "SubsidiariesMember",
"presentation": [ "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails" ], "lang": { "en-us": { "role": { "terseLabel": "CPLP", "label": "Subsidiaries [Member]",
"documentation": "Entity in which controlling financial interest is held. Includes, but is not limited to, variable interest entity (VIE) consolidated by primary beneficiary.
Excludes entity in which broker-dealer holds controlling financial interest but control is likely to be temporary." } } }, "auth_ref": [ "r1301", "r1364", "r1365", "r1367" ] }, "us-
gaap_SubsidiarySaleOfStockAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsidiarySaleOfStockAxis", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Sale of Stock [Axis]", "label": "Sale of Stock
[Axis]", "documentation": "Information by type of sale of the entity's stock." } } }, "auth_ref": [] }, "us-gaap_SupplementalCashFlowElementsAbstract": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SupplementalCashFlowElementsAbstract", "lang": { "en-us": { "role": { "terseLabel": "Supplemental
Cash Flow Elements [Abstract]", "label": "Supplemental Cash Flow Elements [Abstract]" } } }, "auth_ref": [] }, "us-gaap_SupplementalCashFlowInformationAbstract": {
"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SupplementalCashFlowInformationAbstract", "presentation": [
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails" ], "lang": {
"en-us": { "role": { "verboseLabel": "Non-Cash Transactions:", "label": "Supplemental Cash Flow Information [Abstract]" } } }, "auth_ref": [] },
"cuz_TLCOProsceniumLLCMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TLCOProsceniumLLCMember",
"presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESTLCOProsceniumLLCProsceniumDetails" ], "lang": { "en-us": {
"role": { "terseLabel": "TL CO Proscenium LLC", "label": "TL CO Proscenium LLC [Member]", "documentation": "TL CO Proscenium LLC" } } }, "auth_ref": [] },
"ecd_TabularListTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TabularListTableTextBlock", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Tabular List, Table", "label": "Tabular List [Table Text Block]" } } }, "auth_ref": [
"r1172" ] }, "cuz_TampaFLMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TampaFLMember", "presentation":
[ "http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "verboseLabel":
"Tampa", "terseLabel": "Tampa, FL", "label": "Tampa, FL [Member]", "documentation": "Tampa, FL" } } }, "auth_ref": [] },
"cuz_TaxStatusOfCommonSockDividendsPerShareDeclared": { "xbrltype": "perShareItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"TaxStatusOfCommonSockDividendsPerShareDeclared", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Total Distributions Per Share (in usd per share)", "label": "Tax Status Of Common Sock Dividends Per Share Declared",
"documentation": "Tax Status Of Common Sock Dividends Per Share Declared" } } }, "auth_ref": [] }, "cuz_TempeGatewayMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "TempeGatewayMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Tempe
Gateway", "label": "Tempe Gateway [Member]", "documentation": "Tempe Gateway [Member]" } } }, "auth_ref": [] }, "cuz_TenYearNoteWithInterestRateOf409Member": {
"xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TenYearNoteWithInterestRateOf409Member", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Senior Note, Unsecured Due 2027", "label":
"Ten Year Note With Interest Rate Of 4.09% [Member]", "documentation": "Ten Year Note With Interest Rate Of 4.09%" } } }, "auth_ref": [] },
"cuz_TenYearUnsecuredSeniorNotesWithInterestRateOf395Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"TenYearUnsecuredSeniorNotesWithInterestRateOf395Member", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "3.95% Senior Notes, Unsecured", "label": "Ten Year Unsecured Senior Notes With Interest Rate Of 3.95% [Member]",
"documentation": "Ten Year Unsecured Senior Notes With Interest Rate Of 3.95%" } } }, "auth_ref": [] }, "cuz_TenYearUnsecuredSeniorNotesWithInterestRateOf409Member":
{ "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TenYearUnsecuredSeniorNotesWithInterestRateOf409Member",
"presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "4.09% Senior Notes,
Unsecured", "label": "Ten Year Unsecured Senior Notes With Interest Rate Of 4.09% [Member]", "documentation": "Ten Year Unsecured Senior Notes With Interest Rate Of
4.09%" } } }, "auth_ref": [] }, "cuz_TenantAllowancePayableMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"TenantAllowancePayableMember", "presentation": [ "http://www.cousinsproperties.com/role/REALESTATENarrativeDetails",
"http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Tenant allowance payable",
"label": "Tenant Allowance Payable [Member]", "documentation": "Tenant Allowance Payable" } } }, "auth_ref": [] }, "cuz_TenantFundedImprovementsMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TenantFundedImprovementsMember", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Tenant Funded
Improvements", "label": "Tenant Funded Improvements [Member]", "documentation": "Tenant Funded Improvements [Member]" } } }, "auth_ref": [] },
"cuz_TenantImprovementsRecordedInDeferredIncome": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"TenantImprovementsRecordedInDeferredIncome", "crdr": "credit", "presentation": [
"http://www.cousinsproperties.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWSSUPPLEMENTALINFORMATIONSupplementalCashFlowsInformationDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Tenant improvements recorded in deferred income", "label": "Tenant Improvements Recorded In Deferred Income", "documentation":
"Tenant Improvements Recorded In Deferred Income" } } }, "auth_ref": [] }, "cuz_TenantReimbursementsMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "TenantReimbursementsMember", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESRevenueRecognitionDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Tenants Expenses",
"label": "Tenant Reimbursements [Member]", "documentation": "Tenant Reimbursements [Member]" } } }, "auth_ref": [] }, "cuz_TermLoanUnsecuredDueIn2024Member": {
"xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TermLoanUnsecuredDueIn2024Member", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Term Loan, Unsecured Due In 2026",
"label": "Term Loan, Unsecured Due In 2024 [Member]", "documentation": "Term Loan, Unsecured Due In 2024" } } }, "auth_ref": [] },
"cuz_TermLoanUnsecuredDueInSeptember2025Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"TermLoanUnsecuredDueInSeptember2025Member", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-
us": { "role": { "terseLabel": "Term Loan, Unsecured Due In September 2025", "label": "Term Loan, Unsecured Due In September 2025 [Member]", "documentation": "Term
Loan, Unsecured Due In September 2025" } } }, "auth_ref": [] }, "cuz_TermSOFRMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "TermSOFRMember", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails" ], "lang": { "en-us":
{ "role": { "terseLabel": "Term SOFR", "label": "Term SOFR [Member]", "documentation": "Term SOFR" } } }, "auth_ref": [] }, "cuz_TerminationFeeMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TerminationFeeMember", "presentation": [
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSReconciliationofNetIncometoNetOperatingIncomeDetails",
"http://www.cousinsproperties.com/role/REPORTABLESEGMENTSSegmentRevenuesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Termination fee income", "label":
"Termination Fee [Member]", "documentation": "Termination Fee Member" } } }, "auth_ref": [] }, "cuz_Terminus100Member": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "Terminus100Member", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Terminus 100", "label": "Terminus 100
[Member]", "documentation": "Terminus 100 [Member]" } } }, "auth_ref": [] }, "cuz_Terminus200Member": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "Terminus200Member", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Terminus 200", "label": "Terminus 200
[Member]", "documentation": "Terminus 200 [Member]" } } }, "auth_ref": [] }, "cuz_TerminusMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "TerminusMember", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails",
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Terminus", "label": "Terminus [Member]", "documentation": "Terminus [Member]" } } }, "auth_ref": [] }, "cuz_TerminusOfficeHoldingsMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TerminusOfficeHoldingsMember", "presentation": [
"http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESScheduleofFinancialDataandPrincipalActivitiesofUnconsolidatedJointVenturesDeta
], "lang": { "en-us": { "role": { "terseLabel": "TL CO Proscenium JV, LLC", "label": "Terminus Office Holdings [Member]", "documentation": "Terminus Office Holdings
[Member]" } } }, "auth_ref": [] }, "cuz_TerminusPropertiesInAtlantaMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "TerminusPropertiesInAtlantaMember", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLESecuredMortgageNotesDetails" ], "lang": {
"en-us": { "role": { "terseLabel": "Terminus Properties In Atlanta", "label": "Terminus Properties In Atlanta [Member]", "documentation": "Terminus Properties In Atlanta" } }
}, "auth_ref": [] }, "cuz_TheDomainMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TheDomainMember",
"presentation": [ "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": {
"terseLabel": "The Domain", "label": "The Domain [Member]", "documentation": "The Domain [Member]" } } }, "auth_ref": [] }, "cuz_ThePointeMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "ThePointeMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "The
Pointe", "label": "The Pointe [Member]", "documentation": "The Pointe [Member]" } } }, "auth_ref": [] }, "cuz_TheRailYardMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "TheRailYardMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "The
RailYard", "label": "The RailYard [Member]", "documentation": "The RailYard Member" } } }, "auth_ref": [] }, "cuz_TheTerraceMember": { "xbrltype": "domainItemType",
```

```
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TheTerraceMember", "presentation": [
"http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "The
Terrace", "label": "The Terrace [Member]", "documentation": "The Terrace [Member]" } } }, "auth_ref": [] }, "cuz_TimeVestedRestrictedStockUnitMember": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "TimeVestedRestrictedStockUnitMember", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONStockbasedCompensationExpenseNetofForfeituresDetails" ], "lang": { "en-us": { "role": { "terseLabel":
"Service-based RSUs", "label": "Time Vested Restricted Stock Unit [Member]", "documentation": "Time Vested Restricted Stock Unit Member" } } }, "auth_ref": [] },
"srt_TitleOfIndividualAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "TitleOfIndividualAxis", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Title and
Position [Axis]", "label": "Title and Position [Axis]", "documentation": "Information by title and position of individual or group within organization." } } }, "auth_ref": [
"r1262", "r1366" ] }, "srt_TitleOfIndividualWithRelationshipToEntityDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname":
"TitleOfIndividualWithRelationshipToEntityDomain", "presentation": [
"http://www.cousinsproperties.com/role/STOCKBASEDCOMPENSATIONEquityClassifiedAwardsNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Title and
Position [Domain]", "label": "Title and Position [Domain]", "documentation": "Title and position of individual or group within organization." } } }, "auth_ref": [] },
"ecd_TotalShareholderRtnAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TotalShareholderRtnAmt", "presentation": [
"http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Total Shareholder Return Amount", "label": "Total Shareholder Return Amount" } } },
"auth_ref": [ "r1164" ] }, "ecd_TotalShareholderRtnVsPeerGroupTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"TotalShareholderRtnVsPeerGroupTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Total Shareholder
Return Vs Peer Group", "label": "Total Shareholder Return Vs Peer Group [Text Block]" } } }, "auth_ref": [ "r1171" ] }, "ecd_TradingArrAxis": { "xbrltype": "stringItemType",
"nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TradingArrAxis", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role":
{ "terseLabel": "Trading Arrangement:", "label": "Trading Arrangement [Axis]" } } }, "auth_ref": [ "r1192" ] }, "ecd_TradingArrByIndTable": { "xbrltype": "stringItemType",
"nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TradingArrByIndTable", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": {
"role": { "terseLabel": "Trading Arrangements, by Individual", "label": "Trading Arrangements, by Individual [Table]" } } }, "auth_ref": [ "r1194" ] }, "us-
gaap_TradingSecuritiesAndCertainTradingAssetsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"TradingSecuritiesAndCertainTradingAssetsTextBlock", "presentation": [ "http://www.cousinsproperties.com/role/INVESTMENTSINREALESTATEDEBTTables" ], "lang": { "en-
us": { "role": { "terseLabel": "Schedule of Investments In Real Estate Debt", "label": "Debt Securities, Trading, and Equity Securities, FV-NI [Table Text Block]",
"documentation": "Tabular disclosure of investment in debt security measured at fair value with change in fair value recognized in net income (trading) and investment in
equity security measured at fair value with change in fair value recognized in net income (FV-NI)." } } }, "auth_ref": [ "r679" ] }, "dei_TradingSymbol": { "xbrltype":
"tradingSymbolItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "TradingSymbol", "presentation": [ "http://www.cousinsproperties.com/role/Cover" ], "lang": {
"en-us": { "role": { "terseLabel": "Trading Symbol", "label": "Trading Symbol", "documentation": "Trading symbol of an instrument as listed on an exchange." } } }, "auth_ref":
[] }, "ecd_TrdArrAdoptionDate": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TrdArrAdoptionDate", "presentation": [
"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Adoption Date", "label": "Trading Arrangement Adoption Date" } } },
"auth_ref": [ "r1195" ] }, "ecd_TrdArrDuration": { "xbrltype": "durationItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TrdArrDuration", "presentation": [
"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Arrangement Duration", "label": "Trading Arrangement Duration" } }
}, "auth_ref": [ "r1196" ] }, "ecd_TrdArrExpirationDate": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TrdArrExpirationDate",
"presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Expiration Date", "label": "Trading Arrangement
Expiration Date" } } }, "auth_ref": [ "r1196" ] }, "ecd_TrdArrIndName": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TrdArrIndName",
"presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Name", "label": "Trading Arrangement, Individual
Name" } } }, "auth_ref": [ "r1194" ] }, "ecd_TrdArrIndTitle": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TrdArrIndTitle",
"presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Title", "label": "Trading Arrangement, Individual
Title" } } }, "auth_ref": [ "r1194" ] }, "ecd_TrdArrSecuritiesAggAvailAmt": { "xbrltype": "sharesItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"TrdArrSecuritiesAggAvailAmt", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Aggregate Available",
"label": "Trading Arrangement, Securities Aggregate Available Amount" } } }, "auth_ref": [ "r1197" ] }, "ecd_TrdArrTerminationDate": { "xbrltype": "stringItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "TrdArrTerminationDate", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role":
{ "terseLabel": "Termination Date", "label": "Trading Arrangement Termination Date" } } }, "auth_ref": [ "r1195" ] }, "us-gaap_TreasuryStockAcquiredAverageCostPerShare": {
"xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TreasuryStockAcquiredAverageCostPerShare", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Shares Acquired, Average Cost Per Share",
"label": "Shares Acquired, Average Cost Per Share", "documentation": "Total cost of shares repurchased divided by the total number of shares repurchased." } } }, "auth_ref": [
"r62" ] }, "us-gaap_TreasuryStockCommonMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TreasuryStockCommonMember",
"presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "terseLabel": "Treasury Stock", "label": "Treasury
Stock, Common [Member]", "documentation": "Previously issued common shares repurchased by the issuing entity and held in treasury." } } }, "auth_ref": [ "r62" ] }, "us-
gaap_TreasuryStockCommonShares": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TreasuryStockCommonShares", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedBalanceSheetsParenthetical" ], "lang": { "en-us": { "role": { "terseLabel": "Treasury stock, shares (in shares)", "label":
"Treasury Stock, Common, Shares", "documentation": "Number of previously issued common shares repurchased by the issuing entity and held in treasury." } } }, "auth_ref": [
"r62" ] }, "us-gaap_TreasuryStockCommonValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TreasuryStockCommonValue",
"crdr": "debit", "calculation": { "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets": { "parentTag": "us-gaap_StockholdersEquity", "weight": -1.0, "order": 3.0
} }, "presentation": [ "http://www.cousinsproperties.com/role/ConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Treasury stock at cost,
2,536,583 shares in 2023", "label": "Treasury Stock, Common, Value", "documentation": "Amount allocated to previously issued common shares repurchased by the issuing
entity and held in treasury." } } }, "auth_ref": [ "r62", "r63", "r118" ] }, "us-gaap_TreasuryStockRetiredCostMethodAmount": { "xbrltype": "monetaryItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "TreasuryStockRetiredCostMethodAmount", "crdr": "debit", "presentation": [
"http://www.cousinsproperties.com/role/ConsolidatedStatementsofEquity" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Retirement of Treasury Stock", "label":
"Treasury Stock, Retired, Cost Method, Amount", "documentation": "Amount of decrease of par value, additional paid in capital (APIC) and retained earnings of common and
preferred stock retired from treasury when treasury stock is accounted for under the cost method." } } }, "auth_ref": [ "r16", "r61", "r116" ] }, "us-
gaap_TreasuryStockSharesRetired": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TreasuryStockSharesRetired", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Treasury Stock, Shares, Retired", "label":
"Treasury Stock, Shares, Retired", "documentation": "Number of shares of common and preferred stock retired from treasury during the period." } } }, "auth_ref": [ "r16",
"r116", "r150" ] }, "cuz_UnderwritingAgreementDecember2024Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"UnderwritingAgreementDecember2024Member", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": {
"role": { "terseLabel": "Underwriting Agreement, December 2024", "label": "Underwriting Agreement, December 2024 [Member]", "documentation": "Underwriting Agreement,
December 2024" } } }, "auth_ref": [] }, "cuz_UnderwritingAgreementNovember2024Member": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "UnderwritingAgreementNovember2024Member", "presentation": [
"http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Underwriting Agreement, November 2024",
"label": "Underwriting Agreement, November 2024 [Member]", "documentation": "Underwriting Agreement, November 2024" } } }, "auth_ref": [] },
"ecd_UndrlygSecurityMktPriceChngPct": { "xbrltype": "pureItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "UndrlygSecurityMktPriceChngPct",
"presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Underlying Security Market Price Change", "label":
"Underlying Security Market Price Change, Percent" } } }, "auth_ref": [ "r1191" ] }, "cuz_UnencumberedDebtInstrumentRatio": { "xbrltype": "percentItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "UnencumberedDebtInstrumentRatio", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Unencumbered debt instrument ratio",
"label": "Unencumbered Debt Instrument Ratio", "documentation": "Unencumbered Debt Instrument Ratio" } } }, "auth_ref": [] },
"cuz_UnrecapturedSectionOneThousandTwoHundredFiftyGain": { "xbrltype": "perShareItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname":
"UnrecapturedSectionOneThousandTwoHundredFiftyGain", "presentation": [ "http://www.cousinsproperties.com/role/STOCKHOLDERSEQUITYTaxstatusofDistributionsDetails"
], "lang": { "en-us": { "role": { "terseLabel": "Unrecaptured Section 1250 Gain (in usd per share)", "label": "Unrecaptured Section One Thousand Two Hundred Fifty Gain",
"documentation": "Unrecaptured section 1250 gain." } } }, "auth_ref": [] }, "cuz_UnsecuredCreditFacilityMember": { "xbrltype": "domainItemType", "nsuri":
"http://www.cousinsproperties.com/20241231", "localname": "UnsecuredCreditFacilityMember", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Credit Facility", "label": "Unsecured Credit
Facility [Member]", "documentation": "Unsecured Credit Facility [Member]" } } }, "auth_ref": [] }, "us-gaap_UnsecuredDebtMember": { "xbrltype": "domainItemType", "nsuri":
"http://fasb.org/us-gaap/2024", "localname": "UnsecuredDebtMember", "presentation": [
"http://www.cousinsproperties.com/role/DERIVATIVEFINANCIALINSTRUMENTSNarrativeDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails",
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Unsecured Debt", "label": "Unsecured Debt
[Member]", "documentation": "Debt obligation not collateralized by pledge of, mortgage of or other lien on the entity's assets." } } }, "auth_ref": [] },
"cuz_UnsecuredNotesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "UnsecuredNotesMember",
"presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Unsecured Notes", "label":
"Unsecured Notes [Member]", "documentation": "Unsecured Notes" } } }, "auth_ref": [] }, "cuz_UnsecuredSeniorNotesWithInterestRateOf5.375Member": { "xbrltype":
"domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "UnsecuredSeniorNotesWithInterestRateOf5.375Member", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLEUnsecuredSeniorNotesDetails"
], "lang": { "en-us": { "role": { "terseLabel": "Unsecured Senior Notes With Interest Rate Of 5.375%", "label": "Unsecured Senior Notes With Interest Rate Of 5.375%
[Member]", "documentation": "Unsecured Senior Notes With Interest Rate Of 5.375%" } } }, "auth_ref": [] }, "cuz_UnsecuredSeniorNotesWithInterestRateOf5.875Member": {
"xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "UnsecuredSeniorNotesWithInterestRateOf5.875Member", "presentation":
[ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Unsecured Senior Notes With Interest
Rate Of 5.875%", "label": "Unsecured Senior Notes With Interest Rate Of 5.875% [Member]", "documentation": "Unsecured Senior Notes With Interest Rate Of 5.875%" } } },
"auth_ref": [] }, "cuz_UnsecuredTermLoanWithInterestRateOf5.41Member": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231",
"localname": "UnsecuredTermLoanWithInterestRateOf5.41Member", "presentation": [ "http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ],
"lang": { "en-us": { "role": { "terseLabel": "Term Loan Unsecured Due 2024", "label": "Unsecured Term Loan With Interest Rate Of 5.41% [Member]", "documentation":
"Unsecured Term Loan With Interest Rate Of 5.41%" } } }, "auth_ref": [] }, "cuz_UnsecuredTermLoanWithInterestRateOf5.433Member": { "xbrltype": "domainItemType",
"nsuri": "http://www.cousinsproperties.com/20241231", "localname": "UnsecuredTermLoanWithInterestRateOf5.433Member", "presentation": [
"http://www.cousinsproperties.com/role/NOTESPAYABLETermsofnotespayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Unsecured Term Loan With Interest Rate
Of 5.433%", "label": "Unsecured Term Loan With Interest Rate Of 5.433% [Member]", "documentation": "Unsecured Term Loan With Interest Rate Of 5.433%" } } }, "auth_ref":
[] }, "us-gaap_UseOfEstimates": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "UseOfEstimates", "presentation": [
"http://www.cousinsproperties.com/role/SIGNIFICANTACCOUNTINGPOLICIESPolicies" ], "lang": { "en-us": { "role": { "verboseLabel": "Use of Estimates", "label": "Use of
Estimates, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for the use of estimates in the preparation of financial statements in conformity with
generally accepted accounting principles." } } }, "auth_ref": [ "r41", "r42", "r43", "r192", "r193", "r195", "r196" ] }, "cuz_UtilizationOfNetOperatingLossCarryforwardAmount":
{ "xbrltype": "monetaryItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "UtilizationOfNetOperatingLossCarryforwardAmount", "crdr": "credit",
"calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag":
"cuz_IncomeTaxExpenseBenefitContinuingOperationsAmount", "weight": -1.0, "order": 2.0 } }, "presentation": [
"http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Utilization of net operating loss
```

carryforward", "label": "Utilization Of Net Operating Loss Carryforward, Amount", "documentation": "Utilization Of Net Operating Loss Carryforward, Amount" } } }, "auth_ref": [] }, "cuz_UtilizationOfNetOperatingLossCarryforwardPercent": { "xbrltype": "percentItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "UtilizationOfNetOperatingLossCarryforwardPercent", "calculation": { "http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails": { "parentTag": "cuz_IncomeTaxExpenseBenefitContinuingOperationsPercent", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/INCOMETAXESStatutoryFederalIncomeTaxRateDetails"], "lang": { "en-us": { "role": { "terseLabel": "Utilization of net operating loss carryforward", "label": "Utilization Of Net Operating Loss Carryforward, Percent", "documentation": "Utilization Of Net Operating Loss Carryforward, Percent" } } }, "auth_ref": [] }, "cuz_VantageSouthEndAcquisitionMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "VantageSouthEndAcquisitionMember", "presentation": ["http://www.cousinsproperties.com/role/REALESTATESummarizesOfAcquisitionTransactionsDetails", "http://www.cousinsproperties.com/role/ScheduleIIIRealEstateandAccumulatedDepreciationScheduleofPropertiesDetails"], "lang": { "en-us": { "role": { "terseLabel": "Vantage South End", "label": "Vantage South End, Acquisition [Member]", "documentation": "Vantage South End, Acquisition" } } }, "auth_ref": [] }, "us-gaap_VariableLeaseCost": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VariableLeaseCost", "crdr": "debit", "presentation": ["http://www.cousinsproperties.com/role/GROUNDLEASESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Variable lease expense", "label": "Variable Lease, Cost", "documentation": "Amount of variable lease cost, excluded from lease liability, recognized when obligation for payment is incurred for finance and operating leases." } } }, "auth_ref": ["r708", "r1065"] }, "us-gaap_VariableRateAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VariableRateAxis", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Variable Rate [Axis]", "label": "Variable Rate [Axis]", "documentation": "Information by type of variable rate." } } }, "auth_ref": [] }, "us-gaap_VariableRateDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VariableRateDomain", "presentation": ["http://www.cousinsproperties.com/role/INVESTMENTINUNCONSOLIDATEDJOINTVENTURESNeuhoffHoldingsLLCDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLECreditFacilityDetails", "http://www.cousinsproperties.com/role/NOTESPAYABLETermLoanDetails"], "lang": { "en-us": { "role": { "terseLabel": "Variable Rate [Domain]", "label": "Variable Rate [Domain]", "documentation": "Interest rate that fluctuates over time as a result of an underlying benchmark interest rate or index." } } }, "auth_ref": [] }, "cuz_VariableRentalRevenueMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "VariableRentalRevenueMember", "presentation": ["http://www.cousinsproperties.com/role/REVENUERECOGNITIONNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Variable rental revenue", "label": "Variable Rental Revenue [Member]", "documentation": "Variable Rent Revenue [Member]" } } }, "auth_ref": [] }, "cuz_VestingPeriodOfEmployerContributions": { "xbrltype": "durationItemType", "nsuri": "http://www.cousinsproperties.com/20241231", "localname": "VestingPeriodOfEmployerContributions", "presentation": ["http://www.cousinsproperties.com/role/RETIREMENTSAVINGSPLANDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Employee vesting period in the retirement saving plan", "label": "Vesting Period of Employer Contributions", "documentation": "Vesting Period of Employer Contributions" } } }, "auth_ref": [] }, "ecd_VstngDtFrValOfEqtyAwrdsGrntdAndVstdInCvrdYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "VstngDtFrValOfEqtyAwrdsGrntdAndVstdInCvrdYrMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year", "label": "Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year [Member]" } } }, "auth_ref": ["r1160"] }, "us-gaap_WeightedAverageNumberDilutedSharesOutstandingAdjustment": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WeightedAverageNumberDilutedSharesOutstandingAdjustment", "calculation": { "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": { "parentTag": "us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding", "weight": 1.0, "order": 3.0 } }, "presentation": ["http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails"], "lang": { "en-us": { "role": { "terseLabel": "Weighted average units of CPLP convertible into common shares (in shares)", "label": "Weighted Average Number of Shares Outstanding, Diluted, Adjustment", "documentation": "The sum of dilutive potential common shares or units used in the calculation of the diluted per-share or per-unit computation." } } }, "auth_ref": ["r1256"] }, "us-gaap_WeightedAverageNumberDilutedSharesOutstandingAdjustmentAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WeightedAverageNumberDilutedSharesOutstandingAdjustmentAbstract", "presentation": ["http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails"], "lang": { "en-us": { "role": { "terseLabel": "Add:", "label": "Weighted Average Number of Shares Outstanding, Diluted, Adjustment [Abstract]" } } }, "auth_ref": [] }, "us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WeightedAverageNumberOfDilutedSharesOutstanding", "calculation": { "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails"], "lang": { "en-us": { "role": { "terseLabel": "Weighted average common shares \u2014 diluted (in shares)", "totalLabel": "Weighted average common shares - diluted (in shares)", "label": "Weighted Average Number of Shares Outstanding, Diluted", "documentation": "The average number of shares or units issued and outstanding that are used in calculating diluted EPS or earnings per unit (EPU), determined based on the timing of issuance of shares or units in the period." } } }, "auth_ref": ["r317", "r331"] }, "us-gaap_WeightedAverageNumberOfSharesOutstandingAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WeightedAverageNumberOfSharesOutstandingAbstract", "presentation": ["http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails"], "lang": { "en-us": { "role": { "terseLabel": "Denominator:", "label": "Weighted Average Number of Shares Outstanding, Diluted [Abstract]" } } }, "auth_ref": [] }, "us-gaap_WeightedAverageNumberOfSharesOutstandingBasic": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WeightedAverageNumberOfSharesOutstandingBasic", "calculation": { "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails": { "parentTag": "us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.cousinsproperties.com/role/ConsolidatedStatementsofOperations", "http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails"], "lang": { "en-us": { "role": { "verboseLabel": "Weighted average common shares - basic (in shares)", "label": "Weighted Average Number of Shares Outstanding, Basic", "documentation": "Number of [basic] shares or units, after adjustment for contingently issuable shares or units and other shares or units not deemed outstanding, determined by relating the portion of time within a reporting period that common shares or units have been outstanding to the total time in that period." } } }, "auth_ref": ["r315", "r331"] }, "us-gaap_WeightedAverageNumberOfSharesOutstandingDilutedDisclosureItemsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WeightedAverageNumberOfSharesOutstandingDilutedDisclosureItemsAbstract", "presentation": ["http://www.cousinsproperties.com/role/EARNINGSPERSHAREDetails"], "lang": { "en-us": { "role": { "terseLabel": "Denominator:", "label": "Weighted Average Number of Shares Outstanding Reconciliation [Abstract]" } } }, "auth_ref": [] }, "ecd_YrEndFrValOfEqtyAwrdsGrntdInCvrdYrOutsdngAndUnvstdMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "YrEndFrValOfEqtyAwrdsGrntdInCvrdYrOutsdngAndUnvstdMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested", "label": "Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested [Member]" } } }, "auth_ref": ["r1158"] } } } }, "std_ref": { "r0": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "05", "Paragraph": "4", "SubTopic": "10", "Topic": "360", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482338/360-10-05-4" }, "r1": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "SubTopic": "230", "Topic": "830", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477401/830-230-45-1" }, "r2": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "10A", "SubTopic": "10", "Topic": "220", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-10A" }, "r3": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "14", "Subparagraph": "(a)", "SubTopic": "10", "Topic": "230", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-14" }, "r4": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "SubTopic": "405", "Topic": "942", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477787/942-405-45-2" }, "r5": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "20", "SubTopic": "10", "Topic": "810", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-20" }, "r6": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "21D", "SubTopic": "10", "Topic": "230", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-21D" }, "r7": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "28", "Subparagraph": "(a)", "SubTopic": "10", "Topic": "230", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-28" }, "r8": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "28", "Subparagraph": "(b)", "SubTopic": "10", "Topic": "230", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-28" }, "r9": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "5", "SubTopic": "10", "Topic": "360", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482130/360-10-45-5" }, "r10": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "SubTopic": "10", "Topic": "360", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482099/360-10-50-1" }, "r11": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "SubTopic": "10", "Topic": "470", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481544/470-10-50-1" }, "r12": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "SubTopic": "10", "Topic": "825", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482907/825-10-50-1" }, "r13": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "SubTopic": "20", "Topic": "205", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-1" }, "r14": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(c)(2)", "SubTopic": "10", "Topic": "810", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-1A" }, "r15": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(c)(3)", "SubTopic": "10", "Topic": "810", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-1A" }, "r16": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "SubTopic": "10", "Topic": "505", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-2" }, "r17": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "SubTopic": "10", "Topic": "815", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-2" }, "r18": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "SubTopic": "10", "Topic": "360", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482099/360-10-50-3" }, "r19": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(22))", "SubTopic": "10", "Topic": "210", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r20": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "205", "SubTopic": "20", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-3" }, "r21": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "220", "SubTopic": "10", "Section": "45", "Paragraph": "14", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-14" }, "r22": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "220", "SubTopic": "10", "Section": "45", "Paragraph": "14A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-14A" }, "r23": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "220", "SubTopic": "10", "Section": "45", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-5" }, "r24": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "45", "Paragraph": "12", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-12" }, "r25": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "45", "Paragraph": "13", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-13" }, "r26": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "45", "Paragraph": "14", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-14" }, "r27": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "45", "Paragraph": "14", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-14" }, "r28": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "45", "Paragraph": "15", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-15" }, "r29": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "45", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-4" }, "r30": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "50", "Paragraph": "1", "Publisher":

"FASB", "URI": "https://asc.fasb.org/1943274/2147482913/230-10-50-1" }, "r31": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482913/230-10-50-2" }, "r32": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482913/230-10-50-3" }, "r33": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482913/230-10-50-4" }, "r34": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "230", "SubTopic": "10", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482913/230-10-50-5" }, "r35": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "250", "SubTopic": "10", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-1" }, "r36": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "260", "SubTopic": "10", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-50-1" }, "r37": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "260", "SubTopic": "10", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-50-1" }, "r38": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "260", "SubTopic": "10", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-50-2" }, "r39": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "260", "SubTopic": "10", "Section": "55", "Paragraph": "52", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482635/260-10-55-52" }, "r40": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "272", "SubTopic": "10", "Section": "50", "Paragraph": "3", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482987/272-10-50-3" }, "r41": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "275", "SubTopic": "10", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482861/275-10-50-4" }, "r42": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "275", "SubTopic": "10", "Section": "50", "Paragraph": "8", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482861/275-10-50-8" }, "r43": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "275", "SubTopic": "10", "Section": "50", "Paragraph": "9", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482861/275-10-50-9" }, "r44": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "280", "SubTopic": "10", "Section": "50", "Paragraph": "22", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r45": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "280", "SubTopic": "10", "Section": "50", "Paragraph": "25", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-25" }, "r46": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "280", "SubTopic": "10", "Section": "50", "Paragraph": "30", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r47": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "280", "SubTopic": "10", "Section": "50", "Paragraph": "30", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r48": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "280", "SubTopic": "10", "Section": "50", "Paragraph": "30", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r49": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "280", "SubTopic": "10", "Section": "50", "Paragraph": "31", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-31" }, "r50": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "280", "SubTopic": "10", "Section": "50", "Paragraph": "40", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-40" }, "r51": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "360", "SubTopic": "10", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482099/360-10-50-1" }, "r52": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "470", "SubTopic": "10", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481544/470-10-50-5" }, "r53": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "470", "SubTopic": "50", "Section": "40", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481303/470-50-40-2" }, "r54": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "470", "SubTopic": "50", "Section": "40", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481303/470-50-40-4" }, "r55": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "10", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481142/505-10-45-2" }, "r56": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "10", "Section": "50", "Paragraph": "10", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-10" }, "r57": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "10", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-3" }, "r58": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "10", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-4" }, "r59": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "10", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-5" }, "r60": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "10", "Section": "50", "Paragraph": "8", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-8" }, "r61": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "10", "Section": "S99", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480008/505-10-S99-1" }, "r62": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "30", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481549/505-30-45-1" }, "r63": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "505", "SubTopic": "30", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481520/505-30-50-4" }, "r64": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "718", "SubTopic": "10", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r65": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "718", "SubTopic": "10", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r66": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "718", "SubTopic": "10", "Section": "50", "Paragraph": "2", "Subparagraph": "(h)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r67": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "810", "SubTopic": "10", "Section": "45", "Paragraph": "15", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-15" }, "r68": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "810", "SubTopic": "10", "Section": "45", "Paragraph": "16", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-16" }, "r69": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "810", "SubTopic": "10", "Section": "45", "Paragraph": "24", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-24" }, "r70": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "810", "SubTopic": "10", "Section": "55", "Paragraph": "4I", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481175/810-10-55-4I" }, "r71": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "810", "SubTopic": "10", "Section": "55", "Paragraph": "4J", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481175/810-10-55-4J" }, "r72": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-1" }, "r73": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "1A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-1A" }, "r74": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "1B", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-1B" }, "r75": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-4" }, "r76": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "4A", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-4A" }, "r77": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "4B", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-4B" }, "r78": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "4C", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-4C" }, "r79": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "4D", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-4D" }, "r80": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-5" }, "r81": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-7" }, "r82": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "10", "Section": "50", "Paragraph": "8", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-8" }, "r83": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "25", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480238/815-25-50-1" }, "r84": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "815", "SubTopic": "30", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480870/815-30-50-1" }, "r85": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "825", "SubTopic": "10", "Section": "50", "Paragraph": "28", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482907/825-10-50-28" }, "r86": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "942", "SubTopic": "470", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477734/942-470-50-3" }, "r87": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "942", "SubTopic": "470", "Section": "50", "Paragraph": "3", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477734/942-470-50-3" }, "r88": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Name": "Accounting Standards Codification", "Topic": "980", "SubTopic": "835", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479123/980-835-45-1" }, "r89": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/205/tableOfContent" }, "r90": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "11", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483475/205-20-45-11" }, "r91": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "3A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483475/205-20-45-3A" }, "r92": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "3B", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483475/205-20-45-3B" }, "r93": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483475/205-20-45-4" }, "r94": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-1" }, "r95": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-3A" }, "r96": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-4A" }, "r97": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4B", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-4B" }, "r98": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-5A" }, "r99": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5B", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-5B" }, "r100": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5B", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-5B" }, "r101": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5C", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-5C" }, "r102": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5C",

"Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-5C" }, "r103": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5D", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-5D" }, "r104": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-7" }, "r105": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(19)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r106": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(19))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r107": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(20))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r108": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(21))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r109": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(22)(a)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r110": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(22)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r111": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(23))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r112": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(24))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r113": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(25))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r114": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(26))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r115": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(28))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r116": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(29))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r117": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(30)(a)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r118": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(30))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r119": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(31))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r120": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(32))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r121": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "11", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-11" }, "r122": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(12))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r123": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(2)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r124": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(2)(d))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r125": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(20))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r126": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r127": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r128": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(8))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r129": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(9))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r130": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r131": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/230/tableOfContent" }, "r132": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "12", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-12" }, "r133": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "13", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-13" }, "r134": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "15", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-15" }, "r135": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "15", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-15" }, "r136": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "24", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-24" }, "r137": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "25", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-25" }, "r138": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "28", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-28" }, "r139": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "235", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/235/tableOfContent" }, "r140": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "310", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SAB Topic 4.E)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480418/310-10-S99-2" }, "r141": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "360", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482099/360-10-50-1" }, "r142": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "360", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482099/360-10-50-3A" }, "r143": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "360", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SAB Topic 5.CC)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480091/360-10-S99-2" }, "r144": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "440", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/440/tableOfContent" }, "r145": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "470", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/470/tableOfContent" }, "r146": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "480", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(02)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480244/480-10-S99-1" }, "r147": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "505", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/505/tableOfContent" }, "r148": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-6" }, "r149": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-7" }, "r150": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.3-04)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480008/505-10-S99-1" }, "r151": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5", "Subparagraph": "(SAB Topic 4.F)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480008/505-10-S99-5" }, "r152": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "718", "SubTopic": "10", "Subparagraph": "(f)(2)", "Name": "Accounting Standards Codification", "Paragraph": "2", "Section": "50", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r153": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "805", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "05", "Paragraph": "4", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479515/805-10-05-4" }, "r154": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "805", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "05", "Paragraph": "4", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479515/805-10-05-4" }, "r155": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "805", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "05", "Paragraph": "4", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479515/805-10-05-4" }, "r156": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "805", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "05", "Paragraph": "4", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479515/805-10-05-4" }, "r157": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "810", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/810/tableOfContent" }, "r158": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "19", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-19" }, "r159": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "23", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-23" }, "r160": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-1A" }, "r161": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "815", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4B", "Subparagraph": "(c)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-4B" }, "r162": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(1)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r163": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(10))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r164": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(11))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r165": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(13))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r166": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(15)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r167": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name":

"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(15)(5))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r168": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(15))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r169": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(16))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r170": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(17))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r171": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(22))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r172": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(23))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r173": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-04(13)(f))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478524/942-220-S99-1" }, "r174": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "942", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-04(22))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478524/942-220-S99-1" }, "r175": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "970", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/970/tableOfContent" }, "r176": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "972", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/972/tableOfContent" }, "r177": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "974", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/974/tableOfContent" }, "r178": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "976", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/976/tableOfContent" }, "r179": { "role": "http://fasb.org/us-gaap/role/ref/legacyRef", "Topic": "978", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/978/tableOfContent" }, "r180": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r181": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r182": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r183": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r184": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "840", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "25", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481178/840-20-25-1" }, "r185": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "840", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "25", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481178/840-20-25-2" }, "r186": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "840", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "25", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481178/840-20-25-6" }, "r187": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "840", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "25", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481178/840-20-25-7" }, "r188": { "role": "http://fasb.org/us-gaap/role/ref/otherTransitionRef", "Topic": "840", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "35", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481123/840-20-35-2" }, "r189": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "13", "Subparagraph": "(c)", "SubTopic": "10", "Topic": "230", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-13" }, "r190": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Subparagraph": "(a)", "SubTopic": "20", "Topic": "740", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482659/740-20-45-2" }, "r191": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "SubTopic": "10", "Topic": "810", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-1" }, "r192": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "SubTopic": "10", "Topic": "275", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482861/275-10-50-1" }, "r193": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "SubTopic": "10", "Topic": "275", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482861/275-10-50-1" }, "r194": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)", "SubTopic": "360", "Topic": "958", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477798/958-360-50-1" }, "r195": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "11", "SubTopic": "10", "Topic": "275", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482861/275-10-50-11" }, "r196": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "SubTopic": "10", "Topic": "275", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482861/275-10-50-12" }, "r197": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "SubTopic": "360", "Topic": "958", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477798/958-360-50-6" }, "r198": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.4-08(h))", "SubTopic": "10", "Topic": "235", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r199": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Topic": "323", "Publisher": "FASB", "URI": "https://asc.fasb.org/323/tableOfContent" }, "r200": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Accounting Standards Codification", "Topic": "606", "Publisher": "FASB", "URI": "https://asc.fasb.org/606/tableOfContent" }, "r201": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-K (SK)", "Number": "229", "Section": "1402", "Paragraph": "a", "Publisher": "SEC" }, "r202": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "04", "Paragraph": "a", "Publisher": "SEC" }, "r203": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "12", "Paragraph": "Column A", "Footnote": "2", "Publisher": "SEC" }, "r204": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "12", "Paragraph": "Column C", "Footnote": "5", "Publisher": "SEC" }, "r205": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "12A", "Paragraph": "Column A", "Footnote": "2", "Publisher": "SEC" }, "r206": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "12A", "Paragraph": "Column C", "Footnote": "4", "Publisher": "SEC" }, "r207": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "12B", "Paragraph": "Column A", "Subparagraph": "(a)", "Footnote": "4", "Publisher": "SEC" }, "r208": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "12B", "Paragraph": "Column A", "Subparagraph": "(b)", "Footnote": "4", "Publisher": "SEC" }, "r209": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "12B", "Paragraph": "Column C", "Footnote": "2", "Publisher": "SEC" }, "r210": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "14", "Paragraph": "Column A", "Footnote": "2", "Publisher": "SEC" }, "r211": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "14", "Paragraph": "Column F", "Footnote": "7", "Publisher": "SEC" }, "r212": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "17", "Paragraph": "Column A", "Publisher": "SEC" }, "r213": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "17", "Paragraph": "Column B", "Publisher": "SEC" }, "r214": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "17", "Paragraph": "Column C", "Publisher": "SEC" }, "r215": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "17", "Paragraph": "Column D", "Publisher": "SEC" }, "r216": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "17", "Paragraph": "Column E", "Publisher": "SEC" }, "r217": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "17", "Paragraph": "Column F", "Publisher": "SEC" }, "r218": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column A", "Footnote": "2", "Publisher": "SEC" }, "r219": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column B", "Publisher": "SEC" }, "r220": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column C", "Publisher": "SEC" }, "r221": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column D", "Publisher": "SEC" }, "r222": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column E", "Footnote": "4", "Publisher": "SEC" }, "r223": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column E", "Footnote": "5", "Publisher": "SEC" }, "r224": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column E", "Publisher": "SEC" }, "r225": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column F", "Publisher": "SEC" }, "r226": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column G", "Publisher": "SEC" }, "r227": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column H", "Publisher": "SEC" }, "r228": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column I", "Publisher": "SEC" }, "r229": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Publisher": "SEC" }, "r230": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "29", "Paragraph": "Column A", "Footnote": "3", "Publisher": "SEC" }, "r231": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "29", "Paragraph": "Column A", "Footnote": "4", "Publisher": "SEC" }, "r232": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "29", "Paragraph": "Column G", "Footnote": "3", "Publisher": "SEC" }, "r233": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(i)", "Publisher": "SEC" }, "r234": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(iii)(A)", "Publisher": "SEC" }, "r235": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(iii)(B)", "Publisher": "SEC" }, "r236": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(iv)", "Publisher": "SEC" }, "r237": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "02", "Paragraph": "a", "Subparagraph": "(4)(i)", "Publisher": "SEC" }, "r238": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "02", "Paragraph": "a", "Subparagraph": "(4)(iii)(A)", "Publisher": "SEC" }, "r239": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "02", "Paragraph": "a", "Subparagraph": "(4)(iii)(B)", "Publisher": "SEC" }, "r240": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "02", "Paragraph": "a", "Subparagraph": "(4)(iii)(C)", "Publisher": "SEC" }, "r241": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "02", "Paragraph": "a", "Subparagraph": "(4)(iv)", "Publisher": "SEC" }, "r242": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Staff Accounting Bulletin (SAB)", "Number": "Topic 11", "Section": "L", "Publisher": "SEC" }, "r243": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Staff Accounting Bulletin (SAB)", "Number": "Topic 5", "Section": "Y", "Paragraph": "Question 2", "Publisher": "SEC" }, "r244": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Name": "Staff Accounting Bulletin (SAB)", "Number": "Topic 5", "Section": "Y", "Paragraph": "Question 4", "Publisher": "SEC" }, "r245": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "105", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479343/105-10-65-6" }, "r246": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "105", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479343/105-10-65-6" }, "r247": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "105", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6",

```
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479343/105-10-65-6" }, "r248": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "105", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(d)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479343/105-10-65-6" }, "r249": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "105", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479343/105-10-
65-6" }, "r250": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "105", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65",
"Paragraph": "7", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479343/105-10-65-7" }, "r251": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-1" }, "r252": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5C", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483499/205-20-50-5C" }, "r253": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "205", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-7" }, "r254": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r255": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(15))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r256": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(16))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r257": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(17))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r258": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(18))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r259": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(27)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r260": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(28))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r261": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(29))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r262": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.5-02(30)(a)(4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r263": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "210", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483466/210-20-50-3" }, "r264": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "210", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "10", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483444/210-20-55-10" }, "r265": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "10A", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-
10-45-10A" }, "r266": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45",
"Paragraph": "11", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-11" }, "r267": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "15", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482790/220-10-45-15" }, "r268": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "1A", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-
45-1A" }, "r269": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45",
"Paragraph": "1A", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-1A" }, "r270": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1A",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-10-45-1A" }, "r271": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1B", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482790/220-10-45-1B" }, "r272": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "1B", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482790/220-
10-45-1B" }, "r273": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482765/220-10-50-1" }, "r274": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482765/220-10-50-4" }, "r275": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482765/220-10-50-5" }, "r276": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482765/220-10-50-6" }, "r277": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(1))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r278": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(24))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r279": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.5-03(25))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483621/220-10-S99-2" }, "r280": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "220", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "5", "Subparagraph": "(SAB Topic 6.B)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483621/220-10-S99-5" }, "r281": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "230", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "17", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-
45-17" }, "r282": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45",
"Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-2" }, "r283": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "21D", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482740/230-10-45-21D" }, "r284": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "230", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "24", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-24" }, "r285": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "25",
"Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-25" }, "r286": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482913/230-10-50-2" }, "r287": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "230", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "2A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482913/230-10-50-2A" }, "r288": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "8",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482913/230-10-50-8" }, "r289": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "235",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483426/235-
10-50-1" }, "r290": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99",
"Paragraph": "1", "Subparagraph": "(SX 210.4-08(c))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r291": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.4-08(e)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r292": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.4-08(g)(1)(ii))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r293": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.4-08(h)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r294": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.4-08(n))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r295": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-04(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-3" }, "r296": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "23",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483421/250-10-45-23" }, "r297": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "24", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483421/250-10-45-24" }, "r298": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "5", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483421/250-10-
45-5" }, "r299": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45",
"Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483421/250-10-45-6" }, "r300": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483443/250-10-50-1" }, "r301": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-
10-50-1" }, "r302": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1", "Subparagraph": "(b)(4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-1" }, "r303": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1",
"Subparagraph": "(c)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-1" }, "r304": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "11",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-11" }, "r305": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "11", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483443/250-10-50-11" }, "r306": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-3" }, "r307": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-4" }, "r308": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-6" }, "r309":
{ "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-7" }, "r310": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483443/250-10-50-7" }, "r311": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "8", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-8" }, "r312": { "role":
```

```
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "9", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-9" }, "r313": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "250", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5", "Subparagraph": "(SAB Topic 11.M.Q2)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480530/250-10-S99-5" }, "r314": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "Name": "Accounting Standards
Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/260/tableOfContent" }, "r315": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "10", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482689/260-10-45-10" }, "r316": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "11", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-11" }, "r317": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "16",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-16" }, "r318": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-
10-45-2" }, "r319": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45",
"Paragraph": "22", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-22" }, "r320": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "23", "Subparagraph": "(c)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482689/260-10-45-23" }, "r321": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "28A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-28A" }, "r322": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "3",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-3" }, "r323": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "40", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482689/260-10-45-40" }, "r324": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "40", "Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-
10-45-40" }, "r325": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45",
"Paragraph": "40", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-40" }, "r326": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "40",
"Subparagraph": "(b)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-40" }, "r327": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "60B",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-60B" }, "r328": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "60B",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-60B" }, "r329": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "60B",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-60B" }, "r330": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "7", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-7" }, "r331": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482662/260-10-50-1" }, "r332": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-
50-1" }, "r333": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-50-1" }, "r334": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-50-2" }, "r335": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-50-3" }, "r336":
{ "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "15",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482635/260-10-55-15" }, "r337": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "270",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(i)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482964/270-10-50-1" }, "r338": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "272", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483014/272-10-45-1" }, "r339": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "272", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482987/272-10-50-1" }, "r340": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "272", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482987/272-10-50-3" }, "r341": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "Name": "Accounting Standards
Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/280/tableOfContent" }, "r342": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "15", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-15" }, "r343": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "21", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-
50-21" }, "r344": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "21", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-21" }, "r345": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "22", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r346": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "22", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r347": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "22", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-
50-22" }, "r348": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "22", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r349": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "22",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r350": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "22", "Subparagraph": "(e)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r351": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "22", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-
50-22" }, "r352": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "22", "Subparagraph": "(g)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r353": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "22",
"Subparagraph": "(h)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r354": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "22", "Subparagraph": "(i)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r355": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "24", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-24" }, "r356": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "25",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-25" }, "r357": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "25", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-25" }, "r358": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "26", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-26" }, "r359": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "26A",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-26A" }, "r360": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "26B", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-26B" }, "r361": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "26C", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-26C" }, "r362": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "29",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-29" }, "r363": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "29", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-29" }, "r364": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "29", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-
50-29" }, "r365": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "29", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-29" }, "r366": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "29",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-29" }, "r367": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "29", "Subparagraph": "(e)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-29" }, "r368": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "29", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-
50-29" }, "r369": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "30", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r370": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "30",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r371": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "30", "Subparagraph": "(c)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r372": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "30", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-
50-30" }, "r373": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "31", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-31" }, "r374": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(e)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r375": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(ee)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-
10-50-32" }, "r376": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "32", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r377": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "34", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-34" }, "r378": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "36", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-36" },
```

"r379": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "40", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-40" }, "r380": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "41", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-41" }, "r381": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "41", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-41" }, "r382": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "41", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-41" }, "r383": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "42", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-42" }, "r384": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476173/280-10-65-1" }, "r385": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476173/280-10-65-1" }, "r386": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "310", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "13", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481990/310-10-45-13" }, "r387": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481664/323-10-45-1" }, "r388": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r389": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r390": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r391": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r392": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r393": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r394": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r395": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "4", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-4" }, "r396": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "4", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-4" }, "r397": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "4", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-4" }, "r398": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "4", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-4" }, "r399": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "4", "Subparagraph": "(e)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-4" }, "r400": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "4", "Subparagraph": "(e)(4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-4" }, "r401": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "5", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-5" }, "r402": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "5", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-5" }, "r403": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "5", "Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-5" }, "r404": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "326", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "5", "Subparagraph": "(c)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479654/326-10-65-5" }, "r405": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480265/350-10-S45-1" }, "r406": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482598/350-20-45-1" }, "r407": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r408": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r409": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r410": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r411": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r412": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r413": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r414": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(g)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r415": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(h)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r416": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/350-30/tableOfContent" }, "r417": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482686/350-30-45-1" }, "r418": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482686/350-30-45-2" }, "r419": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r420": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r421": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r422": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r423": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r424": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r425": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r426": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r427": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r428": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r429": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-3" }, "r430": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-3" }, "r431": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-4" }, "r432": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476166/350-60-65-1" }, "r433": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "350", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476166/350-60-65-1" }, "r434": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "360", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482099/360-10-50-3" }, "r435": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r436": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r437": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r438": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r439": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r440": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "405", "SubTopic": "50", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477123/405-50-65-1" }, "r441": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "420", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482017/420-10-50-1" }, "r442": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "420", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SAB Topic 5.P.4.d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479823/420-10-S99-2" }, "r443": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "440", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4",

```
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482648/440-10-50-4" }, "r444": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "440", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(c)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482648/440-10-50-4" }, "r445": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "450", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483076/450-20-
50-4" }, "r446": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "450", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "9", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483076/450-20-50-9" }, "r447": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "450", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SAB Topic 5.Y.Q2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480102/450-20-S99-1" }, "r448": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "450", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SAB Topic 5.Y.Q4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480102/450-20-S99-1" }, "r449": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481544/470-10-50-6" }, "r450": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481544/470-10-50-6" }, "r451": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(i))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r452": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(iii)(A))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r453": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(iii)(B))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r454": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(iv))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r455": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(5))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r456": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1B", "Subparagraph": "(SX 210.13-02(a)(4)(i))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1B" }, "r457": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1B", "Subparagraph": "(SX 210.13-02(a)(4)(iii)(A))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1B" }, "r458": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1B", "Subparagraph": "(SX 210.13-02(a)(4)(iii)(B))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1B" }, "r459": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1B", "Subparagraph": "(SX 210.13-02(a)(4)(iii)(C))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1B" }, "r460": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1B", "Subparagraph": "(SX 210.13-02(a)(4)(iv))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1B" }, "r461": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1B", "Subparagraph": "(SX 210.13-02(a)(5))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480097/470-10-S99-1B" }, "r462": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1B", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r463": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1B",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r464": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1B", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r465": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1B", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-
20-50-1B" }, "r466": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1B", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r467": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1B",
"Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r468": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1B", "Subparagraph": "(g)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r469": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1B", "Subparagraph": "(h)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-
20-50-1B" }, "r470": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1B", "Subparagraph": "(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r471": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1C",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1C" }, "r472": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1C", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481139/470-20-50-1C" }, "r473": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1C", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-
50-1C" }, "r474": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1D", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1D" }, "r475": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1D",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1D" }, "r476": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1D", "Subparagraph": "(c)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481139/470-20-50-1D" }, "r477": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1E", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-
50-1E" }, "r478": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1E", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1E" }, "r479": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1E",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1E" }, "r480": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1E", "Subparagraph": "(d)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481139/470-20-50-1E" }, "r481": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1F", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-
50-1F" }, "r482": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1F", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1F" }, "r483": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1F",
"Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1F" }, "r484": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1F",
"Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1F" }, "r485": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1I",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1I" }, "r486": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1I", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481139/470-20-50-1I" }, "r487": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1I", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-
50-1I" }, "r488": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1I", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1I" }, "r489": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4",
"Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-4" }, "r490": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4",
"Subparagraph": "(b)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-4" }, "r491": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-6" }, "r492": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481139/470-20-50-6" }, "r493": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "13", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-13" }, "r494": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "13",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-13" }, "r495": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "13", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481112/505-10-50-13" }, "r496": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "13", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-
50-13" }, "r497": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "13", "Subparagraph": "(g)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-13" }, "r498": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "13",
"Subparagraph": "(h)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-13" }, "r499": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "13", "Subparagraph": "(i)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481112/505-10-50-13" }, "r500": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "14", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-
50-14" }, "r501": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "14", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-14" }, "r502": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "14",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-14" }, "r503": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "16", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147481112/505-10-50-16" }, "r504": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "18", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-
50-18" }, "r505": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "18", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-18" }, "r506": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "18",
```

"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-18" }, "r507": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "18", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-18" }, "r508": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-2" }, "r509": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.3-04)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480008/505-10-S99-1" }, "r510": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479837/606-10-45-1" }, "r511": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479837/606-10-45-2" }, "r512": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "10", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-10" }, "r513": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-12" }, "r514": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-12" }, "r515": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-12" }, "r516": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-12" }, "r517": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-12" }, "r518": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "13", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-13" }, "r519": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "15", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-15" }, "r520": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "17", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-17" }, "r521": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "18", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-18" }, "r522": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "18", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-18" }, "r523": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "19", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-19" }, "r524": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "20", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-20" }, "r525": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "20", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-20" }, "r526": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "20", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-20" }, "r527": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "20", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-20" }, "r528": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-4" }, "r529": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-5" }, "r530": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "8", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-8" }, "r531": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "9", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-9" }, "r532": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/715/tableOfContent" }, "r533": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r534": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r535": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)(iv)(03)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r536": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(l)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r537": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(o)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r538": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(p)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r539": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(q)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r540": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(r)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r541": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(r)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r542": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480126/715-20-S99-2" }, "r543": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480266/715-60-50-3" }, "r544": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "70", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480794/715-70-50-1" }, "r545": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "715", "SubTopic": "80", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480576/715-80-50-5" }, "r546": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/718/tableOfContent" }, "r547": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "35", "Paragraph": "1D", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480483/718-10-35-1D" }, "r548": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "35", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480483/718-10-35-3" }, "r549": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480454/718-10-45-1" }, "r550": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r551": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r552": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r553": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r554": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r555": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r556": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r557": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r558": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r559": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(01)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r560": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(02)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r561": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(03)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r562": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(04)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r563": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r564": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r565": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r566": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)(01)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r567": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)(02)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r568": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)(03)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r569": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r570": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r571": { "role":

```
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(e)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r572": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(e)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r573": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(f)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r574": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(f)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r575": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(f)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r576": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(f)(2)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r577": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(f)(2)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r578": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(f)(2)(iv)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r579": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(f)(2)(v)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r580": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(h)(1)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r581": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(h)(1)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r582": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(h)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r583": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(h)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r584": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r585": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(l)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r586": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 14.C.Q3)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479830/718-10-S99-1" }, "r587": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 14.D.1.Q5)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479830/718-10-S99-1" }, "r588": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 14.D.2.Q6)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479830/718-10-S99-1" }, "r589": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 14.D.3.Q2)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479830/718-10-S99-1" }, "r590": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "718", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 14.F)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479830/718-10-S99-1" }, "r591": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "720", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483359/720-20-50-1" }, "r592": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI":
"https://asc.fasb.org/740/tableOfContent" }, "r593": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards
Codification", "Section": "45", "Paragraph": "15", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482525/740-10-45-15" }, "r594": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "25", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482525/740-10-45-25" }, "r595": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "28", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482525/740-10-45-28" },
"r596": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph":
"10", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-10" }, "r597": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482685/740-10-50-12" }, "r598": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "12A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-12A" }, "r599": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12A",
"Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-12A" }, "r600": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12A",
"Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-12A" }, "r601": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12A",
"Subparagraph": "(a)(6)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-12A" }, "r602": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12B",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-12B" }, "r603": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12C", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482685/740-10-50-12C" }, "r604": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "14", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-14" }, "r605": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "17",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-17" }, "r606": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "19", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482685/740-10-50-19" }, "r607": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-
50-2" }, "r608": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "2", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-2" }, "r609": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "20", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-20" }, "r610": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "21", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-21" },
"r611": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph":
"22", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-22" }, "r612": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740",
"SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "23", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482685/740-10-50-23" }, "r613": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "9", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-9" }, "r614": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "8",
"Subparagraph": "(d)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482615/740-10-65-8" }, "r615": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "8",
"Subparagraph": "(d)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482615/740-10-65-8" }, "r616": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "9",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482615/740-10-65-9" }, "r617": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "9", "Subparagraph": "(c)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482615/740-10-65-9" }, "r618": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "65", "Paragraph": "9", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482615/740-10-
65-9" }, "r619": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99",
"Paragraph": "1", "Subparagraph": "(SAB Topic 6.I.1.Q1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479360/740-10-S99-1" }, "r620": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SAB Topic 6.I.5.Q1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479360/740-10-S99-1" }, "r621": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SAB Topic 6.I.7)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479360/740-10-S99-1" }, "r622": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2",
"Subparagraph": "(SAB Topic 11.C)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479360/740-10-S99-2" }, "r623": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482659/740-20-45-2" }, "r624": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "740", "SubTopic": "270", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477891/740-270-50-1" }, "r625": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "30", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482603/740-30-
50-2" }, "r626": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "25",
"Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478758/740-323-25-1" }, "r627": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r628": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name":
"Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478666/740-323-
65-2" }, "r629": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65",
"Paragraph": "2", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r630": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",
"Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r631": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",
"Subparagraph": "(d)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r632": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",
"Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r633": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(2)", "Publisher": "FASB", "URI":
```

"https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r634": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r635": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478666/740-323-65-2" }, "r636": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "3", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479845/805-20-65-3" }, "r637": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "3", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479845/805-20-65-3" }, "r638": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "3", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479845/805-20-65-3" }, "r639": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476176/805-60-65-1" }, "r640": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476176/805-60-65-1" }, "r641": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476176/805-60-65-1" }, "r642": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476176/805-60-65-1" }, "r643": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "805", "SubTopic": "60", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(g)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147476176/805-60-65-1" }, "r644": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "19", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-19" }, "r645": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "25", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-25" }, "r646": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "25", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481231/810-10-45-25" }, "r647": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-1A" }, "r648": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(c)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-1A" }, "r649": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(bb)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-3" }, "r650": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481203/810-10-50-3" }, "r651": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r652": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r653": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r654": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r655": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r656": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(h)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r657": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(h)(1)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r658": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(h)(1)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r659": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(h)(1)(iv)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r660": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(i)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r661": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "6", "Subparagraph": "(i)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480528/815-20-65-6" }, "r662": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480237/815-40-50-5" }, "r663": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480237/815-40-50-6" }, "r664": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r665": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r666": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r667": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r668": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r669": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r670": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r671": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(e)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r672": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(e)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r673": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(e)(4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r674": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r675": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r676": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r677": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(bbb)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r678": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-3" }, "r679": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6B", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-6B" }, "r680": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "13", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482477/820-10-65-13" }, "r681": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "13", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482477/820-10-65-13" }, "r682": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "825", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "10", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482907/825-10-50-10" }, "r683": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "825", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "28", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482907/825-10-50-28" }, "r684": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "830", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "17", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481694/830-30-45-17" }, "r685": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "830", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "20", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481694/830-30-45-20" }, "r686": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "830", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "20", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481694/830-30-45-20" }, "r687": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "830", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "20", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481694/830-30-45-20" }, "r688": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "830", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "20", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481694/830-30-45-20" }, "r689": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "830", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481674/830-30-50-1" }, "r690": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "830", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481674/830-30-50-2" }, "r691": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "835", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483013/835-20-50-1" }, "r692": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "835", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483013/835-20-50-1" }, "r693": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482925/835-30-45-2" }, "r694": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482900/835-30-50-1" }, "r695": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "S45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479359/835-30-S45-1" }, "r696": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "5", "Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479832/842-10-65-5" }, "r697": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "8", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479832/842-10-65-8" }, "r698": { "role": "http://www.xbrl.org/2003/role/disclosureRef",

```
"Topic": "842", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "8", "Subparagraph": "(c)(3)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479832/842-10-65-8" }, "r699": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/842-20/tableOfContent" }, "r700": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "35", "Paragraph": "12A",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479165/842-20-35-12A" }, "r701": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479041/842-20-45-1" }, "r702": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479041/842-20-45-1" }, "r703": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479041/842-20-45-2" }, "r704": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "4",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479041/842-20-45-4" }, "r705": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "5", "Subparagraph": "(c)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479041/842-20-45-5" }, "r706": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478964/842-20-
50-4" }, "r707": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "4", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478964/842-20-50-4" }, "r708": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478964/842-20-50-4" }, "r709": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(g)(1)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147478964/842-20-50-4" }, "r710": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(g)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478964/842-
20-50-4" }, "r711": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "4", "Subparagraph": "(g)(4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478964/842-20-50-4" }, "r712": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147478964/842-20-50-6" }, "r713": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "20",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147478964/842-20-50-7A" }, "r714": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "30", "Name":
"Accounting Standards Codification", "Section": "25", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479341/842-30-25-3" }, "r715": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "842", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147479773/842-30-50-12" }, "r716": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "848", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483550/848-10-65-1" }, "r717": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "848", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483550/848-10-
65-2" }, "r718": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "848", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65",
"Paragraph": "2", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483550/848-10-65-2" }, "r719": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "848", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",
"Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483550/848-10-65-2" }, "r720": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "848", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",
"Subparagraph": "(a)(3)(iii)(01)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483550/848-10-65-2" }, "r721": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "848", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",
"Subparagraph": "(a)(3)(iii)(03)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483550/848-10-65-2" }, "r722": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "852", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "14", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147481435/852-10-45-14" }, "r723": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "855", "SubTopic": "10",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483399/855-10-50-2" }, "r724":
{ "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "860", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3",
"Subparagraph": "(c)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481326/860-20-50-3" }, "r725": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "860", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481420/860-30-50-7" }, "r726": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "910", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147482546/910-10-50-6" }, "r727": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "924", "SubTopic": "10", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 11.L)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479941/924-10-S99-1" }, "r728": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "926", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483154/926-20-50-5" }, "r729": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "926", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483194/926-20-65-2" }, "r730": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "926", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147483194/926-20-65-2" }, "r731": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "926", "SubTopic": "20", "Name":
"Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483194/926-20-
65-2" }, "r732": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "928", "SubTopic": "340", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478859/928-340-50-1" }, "r733": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "932", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147478934/932-220-50-1" }, "r734": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "15", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-
235-50-15" }, "r735": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "18", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-18" }, "r736": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "18",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-18" }, "r737": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "18",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-18" }, "r738": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "19",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-19" }, "r739": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932",
"SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "20", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477215/932-235-50-20" }, "r740": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "23", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-
235-50-23" }, "r741": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "23", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-23" }, "r742": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "23",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-23" }, "r743": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "23",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-23" }, "r744": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "23",
"Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-23" }, "r745": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "23",
"Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-23" }, "r746": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "28", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477215/932-235-50-28" }, "r747": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "31", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-
235-50-31" }, "r748": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "31", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-31" }, "r749": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "31",
"Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-31" }, "r750": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "31",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-31" }, "r751": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "31",
"Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-31" }, "r752": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "31",
"Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-31" }, "r753": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "33", "Subparagraph": "(b)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477215/932-235-50-33" }, "r754": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "35A", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-
235-50-35A" }, "r755": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section":
"50", "Paragraph": "5", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-5" }, "r756": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5",
"Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-5" }, "r757": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(c)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477215/932-235-50-5" }, "r758": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-
50-5" }, "r759": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "5", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-5" }, "r760": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5",
"Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-5" }, "r761": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477215/932-235-50-6" }, "r762": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name":
```

"Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-7" }, "r763": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "8", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-8" }, "r764": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "8", "Subparagraph": "(c)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-8" }, "r765": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "8", "Subparagraph": "(c)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-8" }, "r766": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "280", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478657/932-280-50-1" }, "r767": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "932", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478988/932-323-50-1" }, "r768": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "942", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-03(10)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478546/942-210-S99-1" }, "r769": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "942", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-04(26))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478524/942-220-S99-1" }, "r770": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "942", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-04(27))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478524/942-220-S99-1" }, "r771": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "942", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.9-05(b)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477314/942-235-S99-1" }, "r772": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(1)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r773": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(10))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r774": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(12))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r775": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(15))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r776": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(19))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r777": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(22))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r778": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(23)(a)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r779": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(24))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r780": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(25))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r781": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(8)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r782": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(10))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r783": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(16))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r784": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(17))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r785": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(18))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r786": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(19))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r787": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(20))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r788": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(22))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r789": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(23))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r790": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-04(9))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477250/944-220-S99-1" }, "r791": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column A))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r792": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column B))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r793": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column C))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r794": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column D))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r795": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column E))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r796": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column F))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r797": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column G))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r798": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column H))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r799": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column I))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r800": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column J))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r801": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-16(Column K))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-1" }, "r802": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-17(Column A))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-2" }, "r803": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-17(Column B))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-2" }, "r804": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-17(Column C))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-2" }, "r805": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-17(Column D))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-2" }, "r806": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-17(Column E))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-2" }, "r807": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-17(Column F))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477965/944-235-S99-2" }, "r808": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4E", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-4E" }, "r809": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-5" }, "r810": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7A" }, "r811": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r812": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r813": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r814": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(f)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r815": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(f)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r816": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r817": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r818": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(2)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r819": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(2)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r820": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(g)(2)(iv)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r821": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2",

"Subparagraph": "(h)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r822": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "2", "Subparagraph": "(h)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480016/944-40-65-2" }, "r823": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 5.W.Q2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479583/944-40-S99-1" }, "r824": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480424/946-10-50-1" }, "r825": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480424/946-10-50-2" }, "r826": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480424/946-10-50-3" }, "r827": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-03(d))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479886/946-10-S99-3" }, "r828": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-03(h)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479886/946-10-S99-3" }, "r829": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-03(i)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479886/946-10-S99-3" }, "r830": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-03(i)(2)(i))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479886/946-10-S99-3" }, "r831": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-03(i)(2)(ii))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479886/946-10-S99-3" }, "r832": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-03(i)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479886/946-10-S99-3" }, "r833": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "13", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480990/946-20-50-13" }, "r834": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478009/946-205-45-3" }, "r835": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "3", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478009/946-205-45-3" }, "r836": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "4", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478009/946-205-45-4" }, "r837": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-2" }, "r838": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "27", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-27" }, "r839": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r840": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r841": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r842": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r843": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r844": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r845": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(g)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r846": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(h)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478494/946-205-50-7" }, "r847": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477796/946-210-45-4" }, "r848": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-1" }, "r849": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-1" }, "r850": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-1" }, "r851": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-1" }, "r852": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-12" }, "r853": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-2" }, "r854": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-6" }, "r855": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-6" }, "r856": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)(4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-6" }, "r857": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-6" }, "r858": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-6" }, "r859": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r860": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(12)(b)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r861": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(12)(b)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r862": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(12)(b)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r863": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(13)(a)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r864": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(13)(a)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r865": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(14))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r866": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(15))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r867": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(16)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r868": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(19))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r869": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(2)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r870": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(2)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r871": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(3)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r872": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(3)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r873": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(3)(c))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r874": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(6)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r875": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(6)(c))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r876": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(6)(d))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r877": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(6)(e))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r878": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(8))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r879": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(9)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r880": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(9)(c))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r881": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(9)(d))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r882": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name":

"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(9)(e))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r883": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.6-05(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-2" }, "r884": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.6-05(4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-2" }, "r885": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "3", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479105/946-220-45-3" }, "r886": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479105/946-220-45-7" }, "r887": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478297/946-220-50-3" }, "r888": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r889": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(2)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r890": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(a)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r891": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(a)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r892": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(a)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r893": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(a)(5))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r894": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(a)(6))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r895": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(a)(7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r896": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(c)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r897": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(c)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r898": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(c)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r899": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(c)(5))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r900": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(c)(6))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r901": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(7)(c)(7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r902": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(9))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r903": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-09(1)(d))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-3" }, "r904": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-09(4)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-3" }, "r905": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-09(6))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-3" }, "r906": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-09(7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-3" }, "r907": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477968/946-235-50-2" }, "r908": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477968/946-235-50-2" }, "r909": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column A)(Footnote 1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r910": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column A)(Footnote 2)(i))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r911": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column A)(Footnote 2)(ii))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r912": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column A)(Footnote 2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r913": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column A)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r914": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column A))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r915": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column B)(Footnote 7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r916": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column B))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r917": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 10))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r918": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 5))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r919": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 6))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r920": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 8)(a)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r921": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 8)(a)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r922": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 8)(a)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r923": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 8)(b)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r924": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 8)(b)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r925": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 8)(c))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r926": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 8))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r927": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C)(Footnote 9))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r928": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column C))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r929": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "19", "Subparagraph": "(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-19" }, "r930": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "19", "Subparagraph": "(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-19" }, "r931": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-12A(Column A)(Footnote 2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-2" }, "r932": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-12A(Column C)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-2" }, "r933": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 1)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r934": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 1)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r935": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r936": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 4)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r937": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 4)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r938": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r939": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 6))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r940": { "role":

```
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column A)(Footnote 7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r941": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column A))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r942": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column B)(Footnote 10))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r943": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column B))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r944": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 11)(a)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r945": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 11)(a)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r946": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 11)(a)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r947": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 11)(b)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r948": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 11)(b)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r949": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 11)(c))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r950": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 11))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r951": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 12))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r952": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 13))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r953": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r954": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C)(Footnote 9))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r955": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column C))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r956": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3",
"Subparagraph": "(SX 210.12-12B(Column D))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r957": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5",
"Subparagraph": "(SX 210.12-13(Column A)(Footnote 3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5" }, "r958": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5",
"Subparagraph": "(SX 210.12-13(Column G)(Footnote 8))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5" }, "r959": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5",
"Subparagraph": "(SX 210.12-13(Column G))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5" }, "r960": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5A",
"Subparagraph": "(SX 210.12-13A(Column E))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5A" }, "r961": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5B",
"Subparagraph": "(SX 210.12-13B(Column E)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5B" }, "r962": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5B",
"Subparagraph": "(SX 210.12-13B(Column E))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5B" }, "r963": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5C",
"Subparagraph": "(SX 210.12-13C(Column H)(Footnote 7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5C" }, "r964": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "5C",
"Subparagraph": "(SX 210.12-13C(Column H))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-5C" }, "r965": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(a)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r966": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(a)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r967": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(a)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r968": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(b)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r969": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(b)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r970": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(b)(3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r971": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(b)(4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r972": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(b)(5))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r973": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 1)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r974": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r975": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A)(Footnote 3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r976": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column A))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r977": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column B))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r978": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column F)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r979": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column F)(Footnote 5)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r980": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column F)(Footnote 7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r981": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column F)(Footnote 8))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r982": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column F)(Footnote 9))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r983": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "320", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "6",
"Subparagraph": "(SX 210.12-14(Column F))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r984": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "505", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147478448/946-505-50-1" }, "r985": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "505",
"Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147478448/946-505-50-2" }, "r986": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "505", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478448/946-505-
50-2" }, "r987": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "505", "Name": "Accounting Standards Codification", "Section": "50",
"Paragraph": "2", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478448/946-505-50-2" }, "r988": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "505", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478448/946-505-50-2" }, "r989": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "946", "SubTopic": "505", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147478448/946-505-50-3" }, "r990": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "946", "SubTopic": "505", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478448/946-505-50-6" }, "r991": {
"role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "948", "SubTopic": "310", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.12-29(Column A)(Footnote 3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479628/948-310-S99-1" }, "r992": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "948", "SubTopic": "310", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.12-29(Column A)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479628/948-310-S99-1" }, "r993": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "948", "SubTopic": "310", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.12-29(Column G)(Footnote 3))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479628/948-310-S99-1" }, "r994": { "role":
"http://www.xbrl.org/2003/role/disclosureRef", "Topic": "954", "SubTopic": "440", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1",
"Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478522/954-440-50-1" }, "r995": { "role": "http://www.xbrl.org/2003/role/disclosureRef",
"Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column A)(Footnote 2))",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r996": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970",
"SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column B))", "Publisher": "FASB",
"URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r997": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column C))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r998": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name":
```

"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column D))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r999": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column E)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1000": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column E)(Footnote 5))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1001": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column E))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1002": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column F))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1003": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column G))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1004": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column H))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1005": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column I))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1006": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1007": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "974", "SubTopic": "720", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477728/974-720-50-1" }, "r1008": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "976", "SubTopic": "310", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477332/976-310-50-1" }, "r1009": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "978", "SubTopic": "310", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479230/978-310-50-1" }, "r1010": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "985", "SubTopic": "20", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/985-20/tableOfContent" }, "r1011": { "role": "http://www.xbrl.org/2003/role/disclosureRef", "Topic": "985", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481283/985-20-50-2" }, "r1012": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(e)", "SubTopic": "10", "Topic": "235", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483426/235-10-50-4" }, "r1013": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4D", "Subparagraph": "(a)(1)", "SubTopic": "10", "Topic": "815", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480434/815-10-50-4D" }, "r1014": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "13H", "Subparagraph": "(a)", "SubTopic": "40", "Topic": "944", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480046/944-40-55-13H" }, "r1015": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "13H", "Subparagraph": "(b)", "SubTopic": "40", "Topic": "944", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480046/944-40-55-13H" }, "r1016": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483467/210-10-45-1" }, "r1017": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "210", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "22", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483444/210-20-55-22" }, "r1018": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "52", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482635/260-10-55-52" }, "r1019": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "30", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r1020": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "31", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-31" }, "r1021": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "47", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-47" }, "r1022": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "47", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-47" }, "r1023": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "47", "Subparagraph": "(bb)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-47" }, "r1024": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "47", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-47" }, "r1025": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "47", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-47" }, "r1026": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "48", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-48" }, "r1027": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "49", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-49" }, "r1028": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "54", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-54" }, "r1029": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "54", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-54" }, "r1030": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "54", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-54" }, "r1031": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "54", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482785/280-10-55-54" }, "r1032": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "310", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "12A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481933/310-10-55-12A" }, "r1033": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "24", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482548/350-20-55-24" }, "r1034": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "40", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482640/350-30-55-40" }, "r1035": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1B", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r1036": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "69B", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481568/470-20-55-69B" }, "r1037": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "69C", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481568/470-20-55-69C" }, "r1038": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "69E", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481568/470-20-55-69E" }, "r1039": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "69F", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481568/470-20-55-69F" }, "r1040": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "505", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "13", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481112/505-10-50-13" }, "r1041": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1042": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1043": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1044": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1045": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1046": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1047": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(g)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1048": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "17", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480482/715-20-55-17" }, "r1049": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "715", "SubTopic": "80", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "11", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480576/715-80-50-11" }, "r1050": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "715", "SubTopic": "80", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480576/715-80-50-6" }, "r1051": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "715", "SubTopic": "80", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "8", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480547/715-80-55-8" }, "r1052": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1053": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1054": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "231", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482663/740-10-55-231" }, "r1055": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "805", "SubTopic": "50", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479908/805-50-55-1" }, "r1056": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "4J", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481175/810-10-55-4J" }, "r1057": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "810", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "4K", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481175/810-10-55-4K" }, "r1058": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "100", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482078/820-10-55-100" }, "r1059": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "100", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482078/820-10-55-100" }, "r1060": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "103", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482078/820-10-55-103" }, "r1061": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "107", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482078/820-10-55-107" }, "r1062": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "107", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482078/820-10-55-107" }, "r1063": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55",

```
"Paragraph": "107", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482078/820-10-55-107" }, "r1064": { "role":
"http://www.xbrl.org/2003/role/exampleRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "8", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147482949/835-30-55-8" }, "r1065": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "842", "SubTopic": "20",
"Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "53", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479589/842-20-55-53" },
"r1066": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "852", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph":
"10", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481372/852-10-55-10" }, "r1067": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932",
"SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477215/932-235-50-12" }, "r1068": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "17", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-17" }, "r1069": {
"role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "21",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-21" }, "r1070": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932",
"SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "29", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477215/932-235-50-29" }, "r1071": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-3" }, "r1072": {
"role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "34",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477215/932-235-50-34" }, "r1073": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932",
"SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "2", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477916/932-235-55-2" }, "r1074": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "55", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477916/932-235-55-3" }, "r1075": {
"role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "4",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477916/932-235-55-4" }, "r1076": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932",
"SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "5", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477916/932-235-55-5" }, "r1077": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name":
"Accounting Standards Codification", "Section": "55", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477916/932-235-55-6" }, "r1078": {
"role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "932", "SubTopic": "235", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "7",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477916/932-235-55-7" }, "r1079": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "944",
"SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479401/944-
30-55-2" }, "r1080": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "55",
"Paragraph": "13H", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480046/944-40-55-13H" }, "r1081": { "role":
"http://www.xbrl.org/2003/role/exampleRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "29F", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147480046/944-40-55-29F" }, "r1082": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "944", "SubTopic": "40",
"Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "9C", "Subparagraph": "(a)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480046/944-40-55-9C" }, "r1083": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "944", "SubTopic": "40", "Name":
"Accounting Standards Codification", "Section": "55", "Paragraph": "9C", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480046/944-
40-55-9C" }, "r1084": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "55",
"Paragraph": "9C", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480046/944-40-55-9C" }, "r1085": { "role":
"http://www.xbrl.org/2003/role/exampleRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "9C",
"Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480046/944-40-55-9C" }, "r1086": { "role": "http://www.xbrl.org/2003/role/exampleRef",
"Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "9E", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147480046/944-40-55-9E" }, "r1087": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "944", "SubTopic": "80", "Name":
"Accounting Standards Codification", "Section": "55", "Paragraph": "18", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480078/944-80-55-18" }, "r1088": {
"role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1",
"Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-1" }, "r1089": { "role":
"http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6",
"Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-6" }, "r1090": { "role":
"http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "1", "Publisher":
"FASB", "URI": "https://asc.fasb.org/1943274/2147477439/946-210-55-1" }, "r1091": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "310",
"Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477802/946-310-45-1" }, "r1092": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "320", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-12(Column A)(Footnote 2)(i))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477271/946-320-S99-1" }, "r1093": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "320", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "2", "Subparagraph": "(SX 210.12-12A(Column A)(Footnote 2))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477271/946-320-S99-2" }, "r1094": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "320", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.12-12B(Column A)(Footnote 1)(a))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477271/946-320-S99-3" }, "r1095": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "320", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "5C", "Subparagraph": "(SX 210.12-13C(Column A)(Footnote 1))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477271/946-320-S99-5C" }, "r1096": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "320", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "5C", "Subparagraph": "(SX 210.12-13C(Column B)(Footnote 1))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477271/946-320-S99-5C" }, "r1097": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "320", "Name":
"Accounting Standards Codification", "Section": "S99", "Paragraph": "6", "Subparagraph": "(SX 210.12-14(Column A)(Footnote 2))", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147477271/946-320-S99-6" }, "r1098": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "405", "Name":
"Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478790/946-405-45-2" }, "r1099": {
"role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "830", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "10",
"Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479168/946-830-55-10" }, "r1100": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946",
"SubTopic": "830", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "11", "Publisher": "FASB", "URI":
"https://asc.fasb.org/1943274/2147479168/946-830-55-11" }, "r1101": { "role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "946", "SubTopic": "830", "Name":
"Accounting Standards Codification", "Section": "55", "Paragraph": "12", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479168/946-830-55-12" }, "r1102": {
"role": "http://www.xbrl.org/2003/role/exampleRef", "Topic": "948", "SubTopic": "310", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1",
"Subparagraph": "(SX 210.12-29(Column A)(Footnote 4))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479628/948-310-S99-1" }, "r1103": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Exchange Act", "Number": "240", "Section": "12", "Subsection": "b" }, "r1104": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Exchange Act", "Number": "240", "Section": "12", "Subsection": "b-2" }, "r1105": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Exchange Act", "Number": "240", "Section": "12", "Subsection": "b-23" }, "r1106": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Exchange Act", "Number": "240", "Section": "12", "Subsection": "d1-1" }, "r1107": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 10-K", "Number": "249", "Section": "310" }, "r1108": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Number": "249", "Section": "220", "Subsection": "f" }, "r1109": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16", "Subsection": "j", "Paragraph": "a" }, "r1110": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K" }, "r1111": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K", "Subsection": "b", "Paragraph": "1" }, "r1112": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K", "Subsection": "b", "Paragraph": "1", "Subparagraph": "i" },
"r1113": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K", "Subsection": "b", "Paragraph": "1",
"Subparagraph": "ii" }, "r1114": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K", "Subsection": "b",
"Paragraph": "1", "Subparagraph": "iii" }, "r1115": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K",
"Subsection": "b", "Paragraph": "2" }, "r1116": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K",
"Subsection": "e", "Paragraph": "1" }, "r1117": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K",
"Subsection": "e", "Paragraph": "2" }, "r1118": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "16K",
"Subsection": "e", "Paragraph": "2", "Subparagraph": "i" }, "r1119": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F",
"Section": "16K", "Subsection": "e", "Paragraph": "2", "Subparagraph": "ii" }, "r1120": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name":
"Form 20-F", "Section": "16K", "Subsection": "e", "Paragraph": "2", "Subparagraph": "iii" }, "r1121": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher":
"SEC", "Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1" }, "r1122": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC",
"Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1", "Subparagraph": "i" }, "r1123": { "role": "http://www.xbrl.org/2003/role/presentationRef",
"Publisher": "SEC", "Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1", "Subparagraph": "i", "Sentence": "A" }, "r1124": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1", "Subparagraph": "i", "Sentence":
"B" }, "r1125": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1",
"Subparagraph": "i", "Sentence": "C" }, "r1126": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "6",
"Subsection": "f", "Paragraph": "1", "Subparagraph": "i", "Sentence": "D" }, "r1127": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name":
"Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1", "Subparagraph": "i", "Sentence": "E" }, "r1128": { "role": "http://www.xbrl.org/2003/role/presentationRef",
"Publisher": "SEC", "Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1", "Subparagraph": "ii" }, "r1129": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "1", "Subparagraph": "iii" }, "r1130":
{ "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 20-F", "Section": "6", "Subsection": "f", "Paragraph": "2" }, "r1131": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Number": "249", "Section": "240", "Subsection": "f" }, "r1132": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Section": "19", "Paragraph": "a" }, "r1133": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Section": "19", "Paragraph": "a", "Subparagraph": "1" }, "r1134": { "role":
"http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Section": "19", "Paragraph": "a", "Subparagraph": "1", "Sentence": "i" }, "r1135": {
"role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Section": "19", "Paragraph": "a", "Subparagraph": "1", "Sentence": "ii" },
"r1136": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Section": "19", "Paragraph": "a", "Subparagraph": "1",
"Sentence": "iii" }, "r1137": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Section": "19", "Paragraph": "a",
"Subparagraph": "1", "Sentence": "iv" }, "r1138": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F", "Section": "19",
"Paragraph": "a", "Subparagraph": "1", "Sentence": "v" }, "r1139": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F",
"Section": "19", "Paragraph": "a", "Subparagraph": "2" }, "r1140": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F",
"Section": "19", "Paragraph": "a", "Subparagraph": "3" }, "r1141": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form 40-F",
"Section": "19", "Paragraph": "b" }, "r1142": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18",
"Paragraph": "a" }, "r1143": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "a",
"Subparagraph": "1" }, "r1144": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "a",
"Subparagraph": "1", "Sentence": "i" }, "r1145": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18",
```

"Paragraph": "a", "Subparagraph": "1", "Sentence": "ii" }, "r1146": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "a", "Subparagraph": "1", "Sentence": "iii" }, "r1147": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "a", "Subparagraph": "1", "Sentence": "iv" }, "r1148": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "a", "Subparagraph": "1", "Sentence": "v" }, "r1149": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "a", "Subparagraph": "2" }, "r1150": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "a", "Subparagraph": "3" }, "r1151": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Form N-CSR", "Section": "18", "Paragraph": "b" }, "r1152": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Forms 10-K, 10-Q, 20-F", "Number": "240", "Section": "13", "Subsection": "a-1" }, "r1153": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v" }, "r1154": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "1" }, "r1155": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "ii" }, "r1156": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii" }, "r1157": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "B", "Clause": "1", "Subclause": "ii" }, "r1158": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "C", "Clause": "1", "Subclause": "i" }, "r1159": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "C", "Clause": "1", "Subclause": "ii" }, "r1160": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "C", "Clause": "1", "Subclause": "iii" }, "r1161": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "C", "Clause": "1", "Subclause": "iv" }, "r1162": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "C", "Clause": "1", "Subclause": "v" }, "r1163": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "C", "Clause": "1", "Subclause": "vi" }, "r1164": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iv" }, "r1165": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "vi" }, "r1166": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "3" }, "r1167": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "4" }, "r1168": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "5", "Subparagraph": "i" }, "r1169": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "5", "Subparagraph": "ii" }, "r1170": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "5", "Subparagraph": "iii" }, "r1171": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "5", "Subparagraph": "iv" }, "r1172": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "6" }, "r1173": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "v", "Paragraph": "6", "Subparagraph": "i" }, "r1174": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w" }, "r1175": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1" }, "r1176": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "i" }, "r1177": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "i", "Sentence": "A" }, "r1178": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "i", "Sentence": "B" }, "r1179": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "i", "Sentence": "C" }, "r1180": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "i", "Sentence": "D" }, "r1181": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "i", "Sentence": "E" }, "r1182": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "ii" }, "r1183": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "1", "Subparagraph": "iii" }, "r1184": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "w", "Paragraph": "2" }, "r1185": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "x", "Paragraph": "1" }, "r1186": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "x", "Paragraph": "2" }, "r1187": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "x", "Paragraph": "2", "Subparagraph": "ii", "Sentence": "A" }, "r1188": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "x", "Paragraph": "2", "Subparagraph": "ii", "Sentence": "C" }, "r1189": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "x", "Paragraph": "2", "Subparagraph": "ii", "Sentence": "D" }, "r1190": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "x", "Paragraph": "2", "Subparagraph": "ii", "Sentence": "E" }, "r1191": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "402", "Subsection": "x", "Paragraph": "2", "Subparagraph": "ii", "Sentence": "F" }, "r1192": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "408", "Subsection": "a" }, "r1193": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "408", "Subsection": "a", "Paragraph": "1" }, "r1194": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "408", "Subsection": "a", "Paragraph": "2", "Subparagraph": "A" }, "r1195": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "408", "Subsection": "a", "Paragraph": "2", "Subparagraph": "B" }, "r1196": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "408", "Subsection": "a", "Paragraph": "2", "Subparagraph": "C" }, "r1197": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "408", "Subsection": "a", "Paragraph": "2", "Subparagraph": "D" }, "r1198": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Number": "229", "Section": "408", "Subsection": "b", "Paragraph": "1" }, "r1199": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106" }, "r1200": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "b", "Paragraph": "1" }, "r1201": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "b", "Paragraph": "1", "Subparagraph": "i" }, "r1202": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "b", "Paragraph": "1", "Subparagraph": "ii" }, "r1203": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "b", "Paragraph": "1", "Subparagraph": "iii" }, "r1204": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "b", "Paragraph": "2" }, "r1205": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "c", "Paragraph": "1" }, "r1206": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "c", "Paragraph": "2" }, "r1207": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "c", "Paragraph": "2", "Subparagraph": "i" }, "r1208": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "c", "Paragraph": "2", "Subparagraph": "ii" }, "r1209": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "106", "Subsection": "c", "Paragraph": "2", "Subparagraph": "iii" }, "r1210": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "402", "Number": "229", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "C", "Clause": "1" }, "r1211": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "A", "Number": "229" }, "r1212": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "B", "Clause": "1", "Number": "229" }, "r1213": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-K", "Section": "402", "Subsection": "v", "Paragraph": "2", "Subparagraph": "iii", "Sentence": "B", "Clause": "1", "Subclause": "i", "Number": "229" }, "r1214": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Regulation S-T", "Number": "232", "Section": "405" }, "r1215": { "role": "http://www.xbrl.org/2003/role/presentationRef", "Publisher": "SEC", "Name": "Securities Act", "Number": "230", "Section": "405" }, "r1216": { "role": "http://www.xbrl.org/2003/role/recommendedDisclosureRef", "Topic": "272", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483014/272-10-45-3" }, "r1217": { "role": "http://www.xbrl.org/2003/role/recommendedDisclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478156/740-323-50-2" }, "r1218": { "role": "http://www.xbrl.org/2003/role/recommendedDisclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(e)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478156/740-323-50-2" }, "r1219": { "role": "http://www.xbrl.org/2003/role/recommendedDisclosureRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478156/740-323-50-2" }, "r1220": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Accounting Standards Codification", "Section": "30", "Paragraph": "5", "Subparagraph": "(a)", "SubTopic": "10", "Topic": "842", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479924/842-10-30-5" }, "r1221": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Accounting Standards Codification", "Topic": "321", "Publisher": "FASB", "URI": "https://asc.fasb.org/321/tableOfContent" }, "r1222": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Accounting Standards Codification", "Topic": "325", "Publisher": "FASB", "URI": "https://asc.fasb.org/325/tableOfContent" }, "r1223": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column B", "Publisher": "SEC" }, "r1224": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column C", "Publisher": "SEC" }, "r1225": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column D", "Publisher": "SEC" }, "r1226": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column E", "Publisher": "SEC" }, "r1227": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column F", "Publisher": "SEC" }, "r1228": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column G", "Publisher": "SEC" }, "r1229": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column H", "Publisher": "SEC" }, "r1230": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "12", "Subsection": "28", "Paragraph": "Column I", "Publisher": "SEC" }, "r1231": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(i)", "Publisher": "SEC" }, "r1232": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(ii)", "Publisher": "SEC" }, "r1233": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(iii)", "Publisher": "SEC" }, "r1234": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "01", "Paragraph": "a", "Subparagraph": "(4)(iv)", "Publisher": "SEC" }, "r1235": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Regulation S-X (SX)", "Number": "210", "Section": "13", "Subsection": "02", "Paragraph": "a", "Subparagraph": "(4)(iv)", "Publisher": "SEC" }, "r1236": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Name": "Staff

Accounting Bulletin (SAB)", "Number": "Topic 5", "Section": "Y", "Paragraph": "Question 2", "Publisher": "SEC" }, "r1237": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "205", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483499/205-20-50-7" }, "r1238": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(10))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r1239": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "210", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.5-02(9))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480566/210-10-S99-1" }, "r1240": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482765/220-10-50-4" }, "r1241": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482765/220-10-50-5" }, "r1242": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "220", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482765/220-10-50-6" }, "r1243": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "12", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-12" }, "r1244": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "13", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-13" }, "r1245": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "15", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-15" }, "r1246": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "230", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "28", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482740/230-10-45-28" }, "r1247": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.4-08(d))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r1248": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.4-08(f))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r1249": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.4-08(g)(1)(ii))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r1250": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "235", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.4-08(h)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480678/235-10-S99-1" }, "r1251": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "23", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483421/250-10-45-23" }, "r1252": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "24", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483421/250-10-45-24" }, "r1253": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "5", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483421/250-10-45-5" }, "r1254": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "250", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483443/250-10-50-6" }, "r1255": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "55", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482689/260-10-45-55" }, "r1256": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "260", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482662/260-10-50-1" }, "r1257": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "270", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482964/270-10-50-1" }, "r1258": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "22", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-22" }, "r1259": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "30", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-30" }, "r1260": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(ee)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r1261": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "280", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "32", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482810/280-10-50-32" }, "r1262": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "310", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "13", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481990/310-10-45-13" }, "r1263": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "310", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481990/310-10-45-2" }, "r1264": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "320", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/320/tableOfContent" }, "r1265": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r1266": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "323", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481687/323-10-50-3" }, "r1267": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480265/350-10-S45-1" }, "r1268": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r1269": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482573/350-20-50-1" }, "r1270": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482686/350-30-45-1" }, "r1271": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r1272": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r1273": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r1274": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-1" }, "r1275": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r1276": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r1277": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r1278": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "350", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482665/350-30-50-2" }, "r1279": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "360", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482130/360-10-45-5" }, "r1280": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "360", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482099/360-10-50-3" }, "r1281": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "405", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/405/tableOfContent" }, "r1282": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "405", "SubTopic": "30", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/405-30/tableOfContent" }, "r1283": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r1284": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r1285": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "405", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(e)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147477092/405-40-50-1" }, "r1286": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "410", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "10", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481931/410-30-50-10" }, "r1287": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "450", "Name": "Accounting Standards Codification", "Publisher": "FASB", "URI": "https://asc.fasb.org/450/tableOfContent" }, "r1288": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "450", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "9", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483076/450-20-50-9" }, "r1289": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "450", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SAB Topic 5.Y.Q2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480102/450-20-S99-1" }, "r1290": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481544/470-10-50-6" }, "r1291": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(i))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r1292": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(ii))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r1293": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(iii))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r1294": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1A", "Subparagraph": "(SX 210.13-01(a)(4)(iv))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480097/470-10-S99-1A" }, "r1295": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1B", "Subparagraph": "(SX 210.13-02(a)(4)(iv))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480097/470-10-S99-1B" }, "r1296": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1B", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1B" }, "r1297": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1D", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1D" }, "r1298": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "470", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1E", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481139/470-20-50-1E" }, "r1299": { "role":

"http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479806/606-10-50-5" }, "r1300": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "606", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "55", "Paragraph": "91", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479777/606-10-55-91" }, "r1301": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "715", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(n)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480506/715-20-50-1" }, "r1302": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1303": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1304": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1305": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1306": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1307": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1308": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1309": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(01)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1310": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(02)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1311": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(03)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1312": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)(iv)(04)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1313": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1314": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1315": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1316": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)(01)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1317": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)(02)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1318": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)(iii)(03)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1319": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1320": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1321": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(e)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1322": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(e)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1323": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(f)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1324": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(f)(2)(ii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1325": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(f)(2)(iii)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1326": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(f)(2)(iv)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1327": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(f)(2)(v)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1328": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "718", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(l)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480429/718-10-50-2" }, "r1329": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-12" }, "r1330": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Subparagraph": "(b)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-12" }, "r1331": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-2" }, "r1332": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482685/740-10-50-6" }, "r1333": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478156/740-323-50-1A" }, "r1334": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478156/740-323-50-1A" }, "r1335": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478156/740-323-50-1A" }, "r1336": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "740", "SubTopic": "323", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1A", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478156/740-323-50-1A" }, "r1337": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "805", "SubTopic": "50", "Name": "Accounting Standards Codification", "Section": "15", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480123/805-50-15-3" }, "r1338": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "805", "SubTopic": "50", "Name": "Accounting Standards Codification", "Section": "25", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480060/805-50-25-1" }, "r1339": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "805", "SubTopic": "50", "Name": "Accounting Standards Codification", "Section": "30", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480027/805-50-30-1" }, "r1340": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "805", "SubTopic": "50", "Name": "Accounting Standards Codification", "Section": "30", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480027/805-50-30-2" }, "r1341": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "815", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "25", "Paragraph": "6A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480682/815-20-25-6A" }, "r1342": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "815", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "65", "Paragraph": "1", "Subparagraph": "(e)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480175/815-40-65-1" }, "r1343": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1344": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(bbb)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1345": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(bbb)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1346": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(bbb)(2)(i)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1347": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1348": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1349": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(1a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1350": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1351": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1352": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2" }, "r1353": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2E", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-2E" }, "r1354": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-3" }, "r1355": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "820", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482106/820-10-50-3" }, "r1356": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "825", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "28", "Subparagraph": "(f)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482907/825-10-50-28" }, "r1357": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "1A", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482925/835-30-45-1A" }, "r1358": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482925/835-30-45-2" }, "r1359": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section":

"45", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482925/835-30-45-3" }, "r1360": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "835", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147482900/835-30-50-1" }, "r1361": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "842", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478964/842-20-50-6" }, "r1362": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "842", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "25", "Paragraph": "11", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479341/842-30-25-11" }, "r1363": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "842", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "12", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479773/842-30-50-12" }, "r1364": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "850", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483326/850-10-50-1" }, "r1365": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "850", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "1", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483326/850-10-50-1" }, "r1366": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "850", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483326/850-10-50-2" }, "r1367": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "850", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147483326/850-10-50-3" }, "r1368": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "852", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481404/852-10-50-7" }, "r1369": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "852", "SubTopic": "10", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481404/852-10-50-7" }, "r1370": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "860", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481326/860-20-50-3" }, "r1371": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "860", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481326/860-20-50-3" }, "r1372": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "860", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "3", "Subparagraph": "(c)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481326/860-20-50-3" }, "r1373": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "860", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481326/860-20-50-4" }, "r1374": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "860", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481326/860-20-50-4" }, "r1375": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "860", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4", "Subparagraph": "(b)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481326/860-20-50-4" }, "r1376": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(1)(6))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r1377": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(1)(d))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r1378": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(15)(a))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r1379": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(16)(a)(2))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r1380": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(17))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r1381": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.7-03(a)(5))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478777/944-210-S99-1" }, "r1382": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "30", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2B", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479432/944-30-50-2B" }, "r1383": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4B", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-4B" }, "r1384": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4B", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-4B" }, "r1385": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4C", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-4C" }, "r1386": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4D", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-4D" }, "r1387": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "4G", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-4G" }, "r1388": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-5" }, "r1389": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-5" }, "r1390": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-5" }, "r1391": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "5", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-5" }, "r1392": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1393": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1394": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1395": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1396": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)(4)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1397": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)(5)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1398": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(b)(6)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1399": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-6" }, "r1400": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7A" }, "r1401": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(b)(1)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7A" }, "r1402": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(b)(2)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7A" }, "r1403": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(b)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7A" }, "r1404": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7A" }, "r1405": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7A", "Subparagraph": "(d)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7A" }, "r1406": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7B", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7B" }, "r1407": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7B", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7B" }, "r1408": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "40", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "7B", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480081/944-40-50-7B" }, "r1409": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "80", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(b)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480109/944-80-50-2" }, "r1410": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "944", "SubTopic": "80", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Subparagraph": "(c)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480109/944-80-50-2" }, "r1411": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "946", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "11", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147480990/946-20-50-11" }, "r1412": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "946", "SubTopic": "205", "Name": "Accounting Standards Codification", "Section": "45", "Paragraph": "4", "Subparagraph": "(a)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478009/946-205-45-4" }, "r1413": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "6", "Subparagraph": "(a)(3)", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478795/946-210-50-6" }, "r1414": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "946", "SubTopic": "210", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-04(12)(b)(1))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479170/946-210-S99-1" }, "r1415": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.6-07(2)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-1" }, "r1416": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-09(4)(b))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-3" }, "r1417": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "946", "SubTopic": "220", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "3", "Subparagraph": "(SX 210.6-09(7))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147479134/946-220-S99-3" }, "r1418": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column B))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1419": { "role":

"http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column C))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1420": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column D))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1421": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column E))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1422": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column F))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1423": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column G))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1424": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column H))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1425": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "970", "SubTopic": "360", "Name": "Accounting Standards Codification", "Section": "S99", "Paragraph": "1", "Subparagraph": "(SX 210.12-28(Column I))", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147478979/970-360-S99-1" }, "r1426": { "role": "http://www.xbrl.org/2009/role/commonPracticeRef", "Topic": "985", "SubTopic": "20", "Name": "Accounting Standards Codification", "Section": "50", "Paragraph": "2", "Publisher": "FASB", "URI": "https://asc.fasb.org/1943274/2147481283/985-20-50-2" } } } ZIP 135 0000025232-25-000012-xbrl.zip IDEA: XBRL DOCUMENT begin 644 0000025232-25-000012-xbrl.zip M4$L#!!0 (,>"1EJ2UH8P>R8# !-N+@ 0 8W5Z+3(P,C0Q,C,Q+FAT M;>Q]:U?C2++M]_,K=)F9,U5K&^=/_O9MZU@T/(S?P?_Y[[
M9Z?]=XO[=N"X_OCGOQ]<'AX?__W_?OROG_[/]O:_/UV<6)\#.YER/[8.0\YB M[EBW;CRQX@FW?@O"[^X-L\X]%H^"<+J]+7YV&,SFH3N>Q%:WW1VHR]2WX7MV M;;/]Z_V][?
W>_OYVOV./MH=\:&]?]_?Z?3[L='9[=FO\?N X>VS78=L];O>W M^]?7;'M_..QMVTY[OSMR'':]WVXY[WN#?K?K#(9PSV[?Z738[O7^H-T9#H9M MNS?D?7KN)(9WAO?
VHY^W)G$\>__NW>WM[WV]WM3E?=Q.'N\J?!%X6G)7'XX$OLOX-O MT_>%AW]_>&KPV]P;;,/S"A>KYS_V$IW!=GNXW>ODI]A9> \YM-UWXLOT-:+M M,6.S]-
H1BZ[I6OE%X9WM^0.B@"^*%R9_%E["#I((Y#H+@QD/8Y='\,F4?M'I M9L-V[QZ:T4XO]_[IY5'0[W;V'H.2N$+]X)X@BE?CU]32WO"IVR[@.GW'@-UL,7][6^76Q]_FG#F?/QIRF-FX7VV
M^1^)>_/SUF'@QZ :MJ_F,_B9+?[Z>2OF=_$[6D[O/O[7?_W73[$;>_PCS/>V MFLV?WHG/?GHG[GP=././/SGNC17%@GD+7%H^_BR_XZ.QL$YK,IWHF[[X]\>-S\$ 87,N_8=_C=
MO_A\RW(!*:/M7F_K8QO_KSOH]KH_O2O<]1D/.0 MZ:"F_.*Q\98EL/_S%JR7 M]R/WCCO;(^:AX.13^UL?OQR<7![]^ .59O[B1C;S_L-9^ 4^B=(G#+8^XGR7 M]8!SN#QPBH_8A9?
XS[,>L-=53Y"+]_VY6'!SV$;\^,!WC@!;,WSLMXB/$N_$ M':63UM^%63OO/>^)@\4'GL'C0"OYXQ,.*^D"=ZJS$3SL((IX?!G#)H=//QM] M<7U8#RZ\>1"YJ,6.[@#?
D7OM\1,WBM6@!EV8A<!-.[WOBLFO7@^7P(V\Z?.)-S\ N"-43X&7*%-2+!KZ_SH'O MKAMAO:?F?=,(N_?&>82]_'W[[?1]-_8&Y8&MW]LHV,I:W/W^2X?]KK@WAWS$ M0W M
([W+0HT9-Y'9'G BUED8KZ/P8[X>2MRIS,/S1#Z;!+2>^>,AYV[R '+ M@AZ7/4,^,@J2D/XB$_Y]XKLQO6 "OU$?3F&JDI!_E*;7^V^7GW]Z5_Q*_8V_ MOW>O:,+@0?=N)_X27S[K?C
VV%PO\8?I3<$6OY2FF<5!^(.O<>_W^.%G M[@=3 ,B2VZ[Z.H5;O"N._K&W]I/I-0\?F,49_/-Y,OEC%-^[%W@X[_&+9]V) MV3DQY.^$7SSK3E)AS>_=#=#\7GWYK#MZ
?.7WNT$OGC>6\Y8&*."6'J[]-MG MW9,+Q1(L'V+Z[;/NB7XD:(FE=Y3?/>M^#K^_Q==G3!Y\.T7KGG6_4=*V](- MW#B)'YJ/I5<^3X:W++ROU4A^^,WS9 '%FT"?"F?<'C\KZ)OMOCC=
3%N_(55%_@5L;QI]A/R1W:+O= M@?^G?I=]EP[3R2[M=+=[G>P1XAOUMWK(N\)[+Y^&K@;3(/S[6$["[G9WF-Y(M?O,C;];3Z\T&*-Y>NXPWZVOP9@O0[;0W#]V!!M-0@&
[AS5XBX%V]WJQ7WIOM MK?O-) +Y&/='\:<##[N;>:[MQE\Y6G:6XT[%A@_661@CS^,D=GP67O+PQK7Y MP9T+-C1N+XO>J_C]3^^6WC:=@?
3I9FP!PT8FC\BDM[I,>N7)9+^1R2,RZ:XN MDVYY,NFTS1+*%UY3A=59N^UNG""JT5*=M7L/Q@FB(M6T=F>G/$'DHFOX[8'O MR*^)Q:VGPEJ[QU83\52DQM;N2=9$/!4I-
QW<81U@NG;GV1 \:.>PJD69QC8Q M4R2>'P;36>##GU%Q[<+GT\"_C /[>_D+-L?;=,KC;3K:.:3/G/,#QZ$0,WBI MS'6._4,V<\%E-67^N]KYGL^<_ZN0(C-S0KU8
;;,O7;NYC/G_H+'S/6Y<\1" MW_7':W"!UC3QVKF7SU4ZMIU,$P^3T\D\P^M"/L&[W?!CWPZFW!A9:.=A/E,6 MYRR$#XV9;NT\QF=.]VG@XQN%@>>!RCF&=PMY9,[T:Q9;+//5UNY-
&;^;:>#C M=+4+E&JB;G60C>G^YZ9TLPZR,MYOK<*U!P/=,=WK62/#H(R'2O>&.,D [" M,MV3W@A]I(.@3'>S-\5M=\OSB'JF^]I5<-MESK]VX5<=E=.:YKYA RJ:>-,=
M_*JY[3)E8;I#OP%NN\SI-MTGKX#;+G'Z^VOWK*M[-=-]T@USV]7D,?5-=T8W MPFU7)!O3_<]*N.V*9&6\WUHYMUV1X$QW>#?';5YF;XK;+K'>OF^ZKUT%MUWB_],#V-
OFMLN<^X;-J"BB3?=P:^:VRY3 M%J8[]!O@MLN<;M-]\@JX[3*GWW3/>L,$<#7E\ /3W>N-$, 5R<9T;[H2 K@B M69GN4%=/ % *Y(4*;S ILB@,ML M)6NZ_U\% 5SF_)M."&R:
"YS[ALVH**)-]W!KYH +E,6ICOT&R" RYQNTWWR M"@C@,J=?.\|:6SF>W?H\C";N+&M%>RA.#LM:9I^/B6NAR<]2<^=:.3]!POLL\+$H[&D&7^=;!L->.5]!2.-6DVN]IQT)H
M*9QJ>OSL:*>'Q@@^L74?@X$\XE<[VKX):'N6_7KLXZW0K4F7:^_]/"^176#1OSRR") M)T>^4WL1:>?!Z[)^UN/!#[7SX/5:$FN:=>W\^)3]V8!1/A\MIV M4NT8CQ>!YN ZN.%?6?
B=QP(_C7XI#RK:\2^F0>65Z99][7BA'P(,2NX\Y#/F M.D=W,[A5HU7*!(EV')4Y('EM^D0[U@R%L!0F)RZ[=CT7$Q278^43]X+;QE!9 M#TZT(_",PLEKTRK:<8D_CA810#GP
#/,M_DYFS/X6:-:R@.+=D2H>6!Y;?I% M.Q;WQR%S8-M!XL>1Q,J!+\J\C3_-+YO'3((:/\)U=/X&/86[H%J6M M*%&WFY9!?F(>F@N7$\ZQ2B#K,X"C\(((*P$^S0M#CN
67H+%/O2WLEK8M:,3@*PBE6P^> 8TK> M8J>M'7.QE@E?^:F7R77$_TC@B43P+GV+_A48RWN?\IYZ=L MFMN9#SJ=]A&+XG./.^/T/JK54W0X8:$7Q#$_/3P;@9_-3>MH
J]73\%=,,=- MH@?$=LJBR8WK>?SJU%2Q:9="58[8+IF+C4A\)3BB]C\SSV/1U;]-E57#2E0R M[=JE!#UE>WQQ0]AIX!5#7"4F>@$=[0@0->?+%9+HX!@%GNM@ U.EDW+[_]?#
MLTZW_=O5/P)2.M')R:$YTM".%S%-&B5VZ.ETM*4D?E :AR&[!5_)0:+I<.:> M>+8Y*T-;ML(,692Z+K3E"'Y0%J<\F02CD9$[AG9NO%FR*'-==+7SS%\HBRN.
MO%H2"3=.B<28M='5SN4V3QZEK@_MW.J76K=[G<$Y7,1-W#FZVGK;IDBCU+51 M)S_\AWYZ%E*6V-E(?6#01E,GM]T$X96Z\NKFY6^&<]$A9Z1;-U*@ M%5T_2R
MTZT;AU"!Z*IIB]GIUHURV 05IX.Z[-6-G]BXX"I2EKVZ$1D;%UQ%JK)7-\9C M$^RL%JJR;N3(Q@57E:JL$X]2B>"J4I5UXE V2=9KH2[KQJ%4(KRJ5&;=6)1* MA%>5VJP=C[*1*(X62K-
N/$H%HJM(9?;KQJ14(+J*%&:_=EP*"^%+GUW^D; P MDU\]3USO].O&J%0DOJH49]UXE8K$5Y7RK!N[\H_CP[-?73L.PODAQV+#VNK- MNM$KFY=<52JS;MS*YB57E;:L&[%"
[4"7E0375&?6C5NI2GY5:B;=FGCG"UXX#,G1%EEE^--".WBE'* ;W M&AEHQ]M4))(?5Y%'TR">"[6K'T&RZ>FWE ?W*0A=/*;V !R^OCN>Q%]< MG_DV/!XOO0Q&X?
HC*ZL>TT67EH4=[8@D[;"#FN^"^6/Y$&JJ[OKN-)FNVRGN ME[:=:,=-:2?EAS4$/@_V&2?PZ6")3\S_?C8:<5 6>,W)\:>S"T,A!@JG5YJ? MH1T'IKN?L2ZVI:8$V-
7)X=EY&$0V]]UDNGX7O#TL2R)[->6_GBN1)X?U(/^2 M/>6?OQHE^9H2;C62_&(BVW#ULW*'926][&G'T;UR>=24?=OT%E]>4;-74SXL MK: V*(JTIQW=M&E9_+CZ-
+KW^YYV7)$!BU"'1/D][>@? P2W)O=\KZ8\R>9* MVM>EW6K*F_R@8'Y\CSN]Z'1[7T+F?X?'FK2_#6O*TU2R-+LE1L.'-:51JFL# MLFJ8NEMBF'JH'EQV6XT
M"R+F4:'CH<>B"&YH,TS>*:9J%"X4?W#G;/1I?LD\?AK$\!&^M.LG\#%,#MWB M*0EI"\R7NB[MW=*VX9H2/QM5%N4_2X_U4X)1LKNZ4;);FE&B':>EASBU77JF
MXDP["D[!YXOKNS$_<6\PSPHVA[%[?&#*.)Q]&G^E?T>A 2^(N9..(MX=&"# M@$/\W;G'[#7TDUF7#:0=!V>8,,HD1(?:\6X_) S49I^X%]Q^9>%W'J,R]ATA
M&6/6Q;YV!)A1HBAS5>QK1WF]2$4=7 O74#KD9.QK2SR8)** MNA+NU\.GUT*$%;4;W&^8 %/U9SUH@RHE5XW:[+;KP3)4*;EJM&6W70]28J/\ MD
:Z$N[6R,U(3:D=Y6&8W*K2DPU)8IR*U)916=[B"$7SS8]$TYI#^/]N_(79 M*$ECVJ9VV]I2('K->8G,8;>M+6>!!C&/?G/C"35C MX5&,35C.1H.=X=Z@K$RJA\4OQI
."2\P9[EIRW4THE_WJM>6+'FIZ'MU%'V9 MJ[ZC+=O2B'[-J[ZC+5WSI.BO0!C8L7.9W/N]WOKEK@:023[AQ_XEG\5T,Y#4 M4^#32 5H2_\T.-BH/M"63GH(!P>=]G\X"U?;$7K[-
=P/2M4#VM%2C?PWNOZU MY;A>M@]TJMH&<'V:L_JU9=L:Z6]@[1O'^QUA%W;4_JCNEVG[#0C>Z-W>.+KO M-4J\U#5N',MWL/\,\VZX6S_QE[G@N\8Q?:]>_&6N_JYQ;-
_!\!GBWQO63_RE MKG[C2+Y7+_Y25[]QW-X5]Q^V]?KM_?K)N]3E;AR7]_KD7>KZUI:[6R%7BI2Z M.4M+6Z),BZDN%=7:L5)T$A=GWA&\5"

X"F[K M)?U2E[]V-%4C_0VN?>U8JI*D_SF8,M?OM.LD^%*7O79T52/XS:QXPW@K@Y>8 M8;25P9C6CK5Z,M2&!>XJBVTSJFK--/M"F7^GO=WNI?=YO,P_?^F+:L9[VI%8 M9M155
$1TK2;;RO0TX[N6D55=.JK*CK8T[\[7 4'"Y>^" ?]NK)>BN_NM&ME M I=IF/7K2G@IV7<;V3\H>^WHKM5F^L3UP180/4[6.MFP*0^VV]UR)EM/=HGY
M8SF[^.=7UW>GR70S"V:]8EQLM947Y!/GZN0O?=G&JAVQU$A&2D8[YF?9:F1W MS6HL4>;:<5#UEOFZ-E)M":[2)GOE)_[*0I==>QS9D9R7[/R>1& M7YY]N:CI M4M:6W-(!
^J;2T%G$D^(,B\+XGO1$>C$;=C]X9?WK(97EI38&A'WND$#,4" MUM<,&M2?P"M!,7QB$5]!!S36SB*ZM&,L7QNZ:FW4U)\;-=66WHA2ZV^W^]N=
MW55@MW#IRV"G'?';P&Z3VJXJV!G!/=5S+4CJNL=;]!"Y@TQK4]PHJ+3 MF@;U9XD-E5(,V[^2%&WTOXB'?9 6=A%J@L-!?"2.\^Z5PWWM-6*.V MHFW"&G72&25882_-@],(VTT
I4[8?FF8'VRR[FXYP&IB&;45;4/LUTEG&+\? MEHKM)EJ@E]HJ+_%LSTAJOEYM+7.B7>A4^3+1&LE4UTNTB^S><&5V#RXMB]TS MDN6M%PZ*&_.P+.T]-
)*XK;EHV^6(UDCJ5&/1OL"BWWR?L/TG*;RRY]F7IKXB*ORF3;7$??E7-! M^KFH\LNP;&141.-,O@;+U6'9R)A(@V6M7>FJL-P$5AHLUP7+QH5M4F!=@,>P-O!84[KR
MOG'!CUNV&_V^0()#0 M+&O3;^SJN9(WD;QSK=X3= MO%9'0&^_TR#@,01TC&,!GXN O6&#@$<18!S1=^KZ_!D &.XV '@4 ,;Q>\|R M GK[=8D3KDO^VE&
Y,EPYAW!6\7\P'<.;#N9)A[\ 5,["[GMLABN_,PC.W1G M^,^ST7D8P&O'\TPHGX,I<_U.>S,94E^#,!ZS,8_6+?A.26VN>AWMN,&2!(_4 MO^LGD?S&Y=&Q?Q!
[,%&L3ECHEJD$M*,&&RP\$POEZ07M^+N2L'#"Q\R>?_/Q M:W_-)-_&Q=\N315H1*5)'[X!&[)"X5W/(7M\&JK?BUXP2;G: RU\ X?K"" M@Q7PL8L%P"@'8Z3<-8X#U$?
*O;5*N5>FE(WC^9?)=>0Z+@OG ME\SC9Z/+.+!S:^N;[_#P-G1CUQ\?C$/.\?:?N4WW6X\ZU: 0I]?5CGS35U[K MVOZTH\%>
(H+3X&:#2^89+8\Z)=4X]KIKIZJJHV2[VE$O^F)Q72)8._WQW'4& M^]+>BNN,>N^4MRKQ[!3W@HRV$H"VPE0&)WN[M2H\DR#=2>MN3 :Q>,
MMOY\A8)9DXO0T]:K/KAEH7.?:CZ:SKQ@SGFIFO#<8_XIF_(%AH:><<%G26A/ M6,0WL^BJ:;?:ZVGKKK]6(/16!T*O3"!H2QJ\5B!T5P="MTP@Z,!&+*I&-$E6 M4XV%2U\V$?
I2%\IW./18%!7LD>?[#:9N7-HE=:0!&3>*0_X-C0YVM"6"2L$. M)FU@E/&0S=R8>;\PM[1@8X,>0(_^G)(.TJG(CNUK2^\T^X+VV-&6@6KV!0/0 MHRVGH5T*G)K^]H27T
MB3WMK1_'I)YJJK"GM^#W]1%.50M../GM<-%\XUEB= MQ1,>UEN;:4=,:2:7BE390#M*2C.Y5*3'!FNG>WX H+LK Q0N+2E+0I*L'4O4,[I_Z)=*D+CO2/"7.GQJ'9@7;^O%92
MJ+]4Q&D MRZY=[]4XFT.36("J9%.1,AN:1 14)9N*=-JP]ES DP_$W.\K-\9&N,>^@WM9 MPKSLH?_B<\6BKAD"G=4AT"D3 B:Q#C6'0%6[ITG$1LTA4-4F;1)W4G,(5&4+
MF$3/5)*.MJ;N]4.3*)CJ\P"KVB1-XF0JT9!*/=:58S")_ZDU "JRD?9-(IEJ M#8"*+*1]DYBL365.K,DHVJ\],_6RN2[S4.+]VE- +YOK;IES77NNY65SW2ES MKDTA-
1ZHU*>ZTXO+;^8H;5,HA(VU1EC71)M"&62=<23;%X]_T M))>Z'YKB56]ZDDLT\/IM4SS7C4RR!F12OVV**[EYB53#[O3;ICB2#Q M5O9=J(M7>VGMJYX-I)IB+-
UM/.+]=.,A5ILYYVGKTN M5=-::#3M^ $MI5.55M..)]!2.E5I-BWY@LL87@BO_X5CR',V<>U\3Z6#V&-^ MS'XY>&G\M6BYPT?'\-BH"(1@XB1V?A3*?.7NW"W@$ M\^![>&S\-
"&R,MC3*?V41*[/HTB]3LY+&8U@*/+SFFX56A(QM89[\ " +7D MF)X"8!(!(J[^;23^&G5;(=JUY.KJC/8&?P7\:<="KH"_*S:=L2\G1L*O4;;5 M@;VO';%;<[W\"O 3SOV>@7XG4\"
[KMW!_]C) ;;5LAW+4+"=0>[@T "P#4 M+NJQ @ /)RST@CCFIX=&0K#1N!4"7KM TBL ? /! @1-C)9]9I['(D/YK$;A M5HAV$X-E1J.]P5\!?
R;&RBC5]R2PV0K9<'J"L%&Y%4+>Q("9^9!O0%@ H991 MLT8/OB((#K2,935ZJ5I0:!EA:O22>O1IX+\&%&H9^-%9-;T27&@9CS%;.YD* M!2TC%65#P53A:,GA/R6'> # /P%TM
M2=$Z5U,UZK9"M&O)]M89[0W^"OC3DN>M<3E5HVPK!+N6Y'6-P=[KP_+0GS M6A=3-=JV0KAK&8*H-=P; !8 J&7$H^:E5(W&K1#P6H:/:@[X!H(%")H8+3.Z
MFJH1N!6BW<1@F=%H;_"7Q]^>B;$R\PNI&I5;(>1-#)B9#_D&A 40:ADU:_3@ M:X*@EK&L1B]5"PHM(TR-7JJH1JPJ%&H9^-%9-;T27&@9CS%;.YD*!2TC%;K5
M#E8E'"TY_*9VL$)$:,ES:UH[6)&,AEIRP9K4#E8E$Q/)2K.+J;3U_39IX%=T MS.902UJTUG!O %@ H):D:)VKJ1IU6R':M61[ZXSV!G\%_&G)\|]:XG*I1MA6"
M74ORNL9@;^!7@)^6A'FMBZD:;5LAW+4,0=0:[@T "P#4,N)1\U*J1N-6!_A] M+<-'-0=\ \$"!$V,EAE=3=4HW K1;F*PS&BT-_@KX,_$6)GYA52-RJT0\B8& MS,R'? /" @BUC)HU>O
U05#+6%:CEZH%A981ID8O550C5A4*M0S\Z*R:7@DN MM(S'F*V=S(3"H*UEI$*WVL&JA*,EA]_4#E:(""UY;DUK!ZN2D99MJ
MMRW/5<,A96,X\)T#VTZFB0=_.)_Y+.2V2X#,C6[9R*XF_',P9>Y35.X/H-;U M86AP[?T#,-4W/P9$+0G+!H@; N)JXV'^6.IGFC'7=Z?)U!R(:TF(-A#7&>+L MSBR(:TGO-A!_(<0OF>M=!;
<|->(6C*|#1 W!,1784YH258W$-<9XH:9$QTM M2?@56[WP(!R[K 'Z@W8ST6O)&LC.=:%1RZC#YHJSZPG#PR"$CY,.G(ANOPM#0,C350+XBR&L$3"/CC/;-)NC"0?6$>ABAGKM]F'@
>"= "[YG=OQR;DYR&RB M> TR7YO5T00,&\R_-@O$Q AB8VF7:FGK@\9N$^RK+R@_)?;W"6?.N]71-CB0W8RP>[1!LPGX-)%^+N]#WCP"\&4 ?OV.EX*JF4/>8&WKL
M.S=,_9H8Z6L063HB7X7V-3'$UV!=#ZR;YNF9&.8K]9")>@+]'VP.,OC"PW!N M#A9-#.PU6"P1BZ_"NC QE->@O&J4FV97F!B\:^BZ%8L 9R$,"WX^C"?&(++7 M!/
:1+X2&Z/7Q.\:K+\22Z-G9&"P28U[NF_1%=C2S#:G&JIG8M2N06)I2'P5 MEH6)<< &X]5BW#2+PL3X7V,]KYARO]<=G >^26:%B2&Z!H[EPO%5V!8FQO\: MH&L =-,#!-#@-
DY\]@7XI"%@>?Z#> ?!/ROJ!;&_#)(XLD1WN2/Q(W<%0XP MU0BG1@;Q&F?O"62>^?S(XS?OW^.6?V) [7<13JNC#9!/8:3+X>6Z.)[C5H?SWV1A/BJS_JO[BC>'(U M<4/"-
(;#Q,!>@\ZUHO,UV" #$^.'#>[UP[UAULC R&!B8WNOA'?X!&[)".(MCX&1 ;\&CJ7"\578&T9&$AN@5P]TTPP,$P.)C6'][["+!"^9Z_V&A8PXP38S[M-V/7Q#AB@_9G\GJ?
U8R99>1Z+&E+N":B? M\#&SYX3T,]^<(I(]$T-S#23+A^2K,#),C/TU8-<$[*89&R:&)N\HJ<+L_ET MQG^!']VRN3E@-#%2UX"Q3#"^!@-C:&(,L(%YY3 WS+08FA@#;!K /#/+:#!H
MT]G"YL#2Q)A= \OUP/)5F!LF1@8;P&L$>-,,#Q.CA$WRT5,0_QQ,F>N?!ZX? MFP-%$V-Y#13+@^*K,#!,C XV(*\8Y*89%4U4L+9(/QCL@_4\X6X/V&I64, M30S>-9A< R9?
A9EA8G2P0;LN:#?,WM@W,4C8U&:O?D[QT+Q>XOLF1O0:3*X! MDZ_!WM@W,5#8H%T7M)MF;Y@8)6R2DE9H,-?I_;C^,(-S,&BB0&\!HLE8O%5 MV!-N/SVW&-_&G/(V6[;Q
A=@\92T?@*[(K=MHE1 MOP;GU>/<+.MBMVUDO*])8WX"Z!<\XBRT)^X 1'B31L7_#HQCGY:DA:@08 M+6-=FP6,1M(P,2:C7T6X6ITGS'N.=W+=]LF1F?T,7W
=SF:F(4'DV,>C2Z\?'DXT'? M/,78,3'@H0-!IB$$17%_I]\9F ,_$^,0C=>RDCYL]ZY"/@W,Z>RSVVFB!;7! M7Z[32<\<)H8(= @+*LA_@Z#'GRSDI 2FSGZ&+"HCOZ(W%G.+I/H-_M.H.A
MS?:[?:?38;O7^X-V9S@8MNW>D/?_%WVC[#=1//< !U/7WY[0X7KO.\-9_.'6 M=>+)^TZ[_;F\-<@L/$M^E"Z8L',,[78-# M%4S?#^"5;C#T!B:&?
@]3WR=O>U.6[QQ#/,:.^K)\NL=^.K=_<_WASO[[>5? MM7!.EL++RN'WYG%5@3NH&/]A19F^X/\ M/@YF2[Z<,0B0LC]T_^OM.%Z:<_;\6;[\%]2%8*DO1];AV=>O
MQY>7QV>GVK_";RR: $[BP&]9GW<.=ZQN>]#?KV[8NRN-^G_+^3_MI?/E[.*K M]1,H>C_P3Y,IW,2VY'YPP4>XTW>V+)_A+NYP%SQ3\"=@O+C=;=%6,((+/G;: MV_^B[2*[RT?
KP7LD9!.&4QV!QW\?N1>\>=[3A,4O!UMS[^]U_V]_J['Q;Q ME\(O=GY@#G]'9FHT?]$TKK90AT^M4YK%@]/3;P+RV\'I ME75U9L$6<07[@-7I66<75F?
PQGEKG7VQKOYQ9.5VCW3G.#B\PJ\[^[U^8896 MWKW5S-!'KH\&^_MN?V=O0.MXLU,C5%@06O&$6R,W D%9<\Y"B\.XG!_0:^=D M&1_YSF?PSXO8<^"3;:2$)_BS;8?-
M_%1V]Q76.P]!^R'21C" [_0H/\#-UKU MH=GS^EL?/W.;'(;__DMGM_T!+?[B(FA9Z VLKIK7OBVM)M(@;#:/9O/XH7Q[15-+O(P[M(G.+'$C2)-0J# MJ244[.;_;\5!9<_6?9]IPSI?
9^0BMS*D*WI%5719ASIY8,NTVG.O>%P$V_8 MZ:^$P^<"[H*/W0CU3'P*WRC0[0&@S[Y='I]>6N<79^='%Z1QCT\/%Q%X=@': M^^#JZ+,^ZW.YZ-|W@I$5I]]ML'N_OM
MP8,&1V9?WXOQ(->[=1^S87 K_M +OT]N'C3%;PB#%ECE 9CEH?5[$KJ1X]ID MF<-NXN;Q2I>%8^:[?]+?;PU!VXI3<;QSL7.Y8QU-9UXPA[DH8LDZ#7;>KH"2
MQR*!]X)Y*UZV5%^N-,NXWCSU M^GTKS:F'\3".CTJEV)8CE.S)[&;3F)GZ^-EXH(.Z S;[6;BED[<(?SS++P* M;M,=&/. 9;%+,V=+YXPVEK/P'(P7V$16MVTPP?6YQLWKFMGS
*;.^Q]W)FQ& M.6U]4(;M7G=WNS]LKV3=_- FI9F1ON+.+B<.#9I9"&AT9\RS^!VWD]B]0:\9 M-GD>/6S.O !?U;TT ,1"A%1EM.A\V;.6P$/DV. 1V!:/V(+/AO,56TXJ9RJ4+\9_?S??
QEV.WL?(BOF'I_AI,L82@O= M:R_!E[(8@-JR[ZGKY\SP@P'!'#8?XG,KB"M=PO8;NMA!1W+6/.2.-4O"*$'R M.@XLN((\|T[WS?5;W+PQUU=H;M_7)NU=UI M[_?
6E!11Y2I^()KOQAY%59!AL&R/1=$ZC,1*7S%DI(NY]/KP'NS'BNXRA<\ ME8&QHSM[@G4K%FB4VXD+\LS4SH_X1_J[*O; U(7SSO=:X)\:@_LB?@_3-EE M'-C?
K3=_[5@S%EHWS$OXPP97'1RHU6=/+B&Q@M*I&\|+4??N?9HH* %.+4(3D M%RDA#M\NL$'[L(!AK/\)PN\2@NH6/Q#!J=#-K;ALIV233.3(@%TV+MAEUBD8
MM]IFSI1>@K+*F^XN35>L)E/DV'"+*$&_A466PT>N+_)*+A(PDOKM@8)"#D: BIT'$]^> M27_^!@/Z%X[G4@[GF$:3UBBTMS[^AT>+:F%9JMV*<_\|;K&!0G[00R?
_)&XJ,1!=U/V9DCIVM$C2KV'8?[B M1Y2G+!=W:D8_MK1A'6JP[K1 V,OUWJ^!E_@Q"RF%-HQ2?=LL\+2RNV;^56&7V,) M@.7 M^"IXZ789(:3W]]I6E2Y%%EOX'Y@45M1 KYM-
DPSU-EU\<3%B^^Q2V+ M[NL'^K%\D;>PT?N.]::;>]MK,,[AHNO?X5WP1W0]_!*'(F]&C1=H)#12%L76 M?MMRV#PJS12095VB]@1=KYC%2;8RNHTE\$.6@#;:NIYJ]PXK@'
M2R@,?'3DO;G%P:F?6\?H"#&;PM*?6H.SN_>AV^ONI&:Z2[G@,\P%7[=B$>--506/WI:F"'+SA=,E]4*J"'J- M(F@4@7Z*@/QK#]Z$6\RV01%@%SB'U@8ZU_[23\&>]][>7?A%-08/

*4T*U'<*Z MF<(C)!F,6'¡A-1\8(7W= M^, N>_*"A\>W10;&U@/CVTK)A4[W>KN[U /1N()YO[?3VWU^U,=H+_$X]WRA,H%SD(E0;,=2CAJ\YHK- M!U85GVP+4$H(5D-!GB[;MU^''.L@ODMAO8@UF)HPXD]IJ&CQSJ4*\[F[%DW2 MIR2"&T71D\U-NBMV EW)XF"9R;4:HO)HN+4"?\,:-:%/TF6\C;F"KQ))HO!C[Z3HL="(+ZX1YCNATZ^2R.>23.)T3982*&!H;4[@@39%F400;"'ZD MY,E'(T[\GB\K>/"7+M) ^/H %U4$8>%8 *BN'H8QI2 "5:.3C3ZK?[N53B2Q9> M,[CM]MF=Q^<4:GG3&5C? =BZQ@>I>=0?SCM_BBV=0*3-BKCW013FDCMQP*KC0 M&3R;X44 ;D]'<6(YK\%>0Y7@VR/P@-\D2 \R,3YQC6()QM(M[CW=0=*4!3&RHBQ0!Z)^;GW@QHWOZ8R+$?J,(U(W2//)%(!@4C#$3^3D;B1 M1P$Z^,@.PI"G!?VX$80AQN8"A.J-&R21-U=(7?94O93H\UO5?7'}RW@:'^%; M'Z9S\1!HBU;!,-/:AH/V<<3AADS@"F _%_C(8*- G@,B:,HTQ(.JW@XH? @4: MW9M';B1[1R!;=<.WKQEN\6@$<#\26P"&F> KBHNG3\]#^^_1O0K-,,I'JD(P M16YP#:0/EP9'?@W*P%>_O=-I?][NP$+4"\Z5)ZD\V3_;,"0OB{1$$^YYRMZU MWBQ)7GPPOO P7%Z6XE26BJ1=PKPT\<0?VS DDX%@6=EMW,_HY{VB"J:=2?M-@N-2X_],?"[DUQV*11O?:>QW4BK M/VRW>MW]5J<_4")7X_IHB7TN$*.8[041.;%P&W1@80.S*#$"78#LL@>]&W8L M.?O,3U@X%P+HM4D @Y;UX)1$$}BLII\59Z3TQ*Z+&AT9P23%#![EYK=[>-DW5_DL0(\=T*&+D%^]D*LL?NO#1!]Y%U]-SC.S:Q))\[\;8E M^?GL\-O7H],K:EF9MJBT/OW'NCCZ?/)!4*FA8:ARD\/,90U?O2?'HH-/.D1>0:0ZX_):4:<_"X&Z>.4!I)B.C M Q,$7"><]YZ },N6<_'^1F$5*#!!] *O=LT!+T&HE\]G-*SO07!B& M_LV](IJR$=+0VME/V#4,(XGO_^2I4[V>>>[387G]TV"2=TQD;@S,7Z;# M0XM_;Z/MR]8N1/"3F_W\3:^/]ZU<6-EOD_CG:1U?G!Q M91W_<&.2:D[("4&CL$6D'4;,R^+L3[\7H^IC=%H,;2\O?V.5R^IY")EQV.W"M'4W'=S^XA3WF> 2WD;'M6 =V MC)N">DAZ6[K7(U)W$M@M@A:\2TQSH)0(N'SF4? @B]! MK8>) B!@%,8@QY_[QGJS]'&)SV&S#^8X_3 D^ $H;I:V4@*5#G]XJ$#AX@4% M*H T*]#R1K\Y =PUW(:13O./@E:R84$PQ**, _KOF$W;@P5($1')8$&EA? ML"(H<8EV[T2 $\4'!H3EP"*!>TKS?EMYW('!WWL!=>I.&&3D=@8C="*@+L3 M7G+,<[JE91/3(MFA,4:XDV(@!/GL6DP#0(I\!*$[./RXA^$FQZDZ=L1NP(+' M=8T3 ?-.J!6?4_^P+2L^].W;#_12S+G!XZ_4LE:;POUUC$\L;&J!3Q;C> BY M4G@@#R85"F A#&[1HB9O@KY>M%'R^]B'@N"4K(0]P4FI6FEX ?1#% EC,X7\DS)X+,RL"&, X'N8*=@* M/J!%...QF!6"3@!W2W=A'J8[-&G4@'+7-P?32,W%APLPZ9+p$:#2C-?DKL56P'Y98#3GK5 P IT#,0&YF MR!I7QJX)!:8AMV#C!6Q/ J. OP29TPK/D#+R59K%B_O28-?"YJO0D1.,D" M0P(V-MB2+HPIK0O_D!O ?>L4[T'OEC.@%@55S+C%6X$,8!I188/9&L#*A6?% M,;_.$X@C,"6#60"S@*0?_)S>+TIP6XRL[L 29SA"&Q-=2V\=(CN%.QA!,Q< M+NWDJ*?"-HVF-#OX:IE6RS8/4DT,+%RR2' 1.6R^'0?;\#^P8[D>+8ML_T@ M-Q]XM(O"((,4=*30D,7[@M(A5HG$:$W 3O)0EB3@(!&V,?K$8_H+,(/ZQI++# M4'[@:FM.*L8(IY4037)79^]9. Q03VC!&8]+RGE@*Y\TQ=$2?R"PB02\$8Y MX]JFA45=$?9?V(FG*=A^"D"!X'OFBI?@LN]\CC9:%/@^]SXL",%SU3+ MQK*L:Q"DUAWW;]#?EJBY<.R6*P38* 41N#XDH\7/5S^"?&[$YNC<*2RV\F:E%;.#'QAP?UJZ)7?DNJ :'T6%,6B.ZJ6 MSH?4*,M/,MCZ+ICRCG1Z C]=BQ.P&:-L*G)4![X**MYL2YL!@H6)!^Z7HG?1 M=$*UF,TJLB:+4PC3)-@4\6/\^.+H^$KJGN)=8>]$X]H)9D)OIITE9B*#Q!/O M1"C/?0D+UU9T#'P-N'$#,O?DOU"C,0"Z,!LR.4B#]*%%8,. ^C^)4!COG0GGXZ]DEW1^?+-UN71X=9;ZWJ>YU)VK%? D+C[)K&'A"X#OYLP/#-N'G1 MC%2JCQ!+Z3,')8PVA=R!Q.3C8H79\UA?E"RH6+0(ZR(%-MY:Z<%-^;MGUPDN&I(K(}O_Q@"P)V5@F M#.(^ $,+*<=5Y#%C9JZ,#+MA6E7&"]TJ;R9?4RNVF4-Q#DQ#R$8U.!*QGH1O(@W4OT]X MW=BH)F0B%1L,0N7?3Y33R!9$?%ZN> =EH&!Y>!02/_&=C2B$0JU+*$WS&88)*RF MYD^A4{)$TZS;DFA,L]3W5&PDD2ClXWK;9RX3L;JX<]<6<08J'*88DL&?&<;[N;0'=)N(#C72/+P6%2\9'U0 M1/<-<4K&)A88.J%*D"P -PN21 M94D"UPO*5WB$HF"M2T+0]FEMSSJ0>R*]ACFJM7+'GJ-8-/YB&5>1\:T_Y&..4< M +Y1866&&S@[JE)]W10$=I-O?3IE=^Z4JA#2/5XM*YKSRR$,.4)1/IL9\,P4? M\<*@E;#+D&H221?? LBB6;(4KS0KQF<27*%T1V@7@-,<]I5Y$Z2", !O?B 74 M,7=[N5/I+]3&(691MA%^LW5X(?^-D=19JX":@=F7P,Z6TTFPX+,2E]&W:Q58S@75?1M:QT+Z+"C=5]$KC M++FX5M.-AIQ@A*8]C54W6B!'+MQW04V+]D$+%AU.-EER-NSKP=6;[?=D@?8Q "$'>L@HGNIEP'] M,,;6-79!31.5 #V1"$95HYI["R:=-%ROIUPM,LHN1^M(K@_NKN%LF%;,H4% M'N0ZG]V;6K'E4:M5L?L'HJV6:)?8GZ7*76T+,P@S"(%(T2 MTJ0LJ[E0S0!%0HQJ^BR??DL4G5E"\5'/&\68(6]YW'JHP3O\4ZT!87]V 4M M1?)5;9!HK@N:%*8*E9_H5D05*R[Z.LI^%-5NLC(K:VE)8/-!3U_CLE5BI4U-7B5Q2+PRT4WSN*TK(;T8#SQ@5AXV[\ M4 _PE!GFZ8P5.Y?G!+_0OXYZD-FF.YG16#W8,_P@6"I7-!X,#_3I(PQ*(2 M_,PAS:VJ\!62$AW:1&)$H2D:3 =B%WO'^SFJ.U^6(]:YZ!XEVC"(UKTA'P>+ M?9=3W&)1N3"AQ;*0/1"WTP7F%= NN_>"YR%,:.GF5C4!2B[NHBD4N!\I& MV$GT3*FDZZ"C<:>E1HM4&NE91?7]):+8XY=Q;"75Y3KS"B,H0#; $8Y<[/0 MA!^7*8+]D_7K;^5L(6EKJ])%U6U;/!R^1$<,M66A2^0T@-]+ERE=XE&^]=e W?_M0QSB.$P-:6R\1MBB3B"%@6;0-A@RBHOM(A6 !?U;:H[-CE"N09I:KY0$X@<5 M+(^+F)&*%L-CXC"$U'B1E<'9+&)/\4#5=6)V*[6H9I+/IZH_6G_8#=-6#XVL M[?3EN1\) /\WF\X^<6/(8.*L0UEPFPWS34%P$[HJ;]\L&ZMEFH/?<3LA-9YY M%,*CK7K&6^%_G 9@@@H=)$;P2^8&/?1XZM[H3*2^)8=HB1-UC6Z/L,)A9;[- MND4>)-A\]J&;B_,Z,.HCLB%$S&R#H&M?)?)8D,\T9,O3=1#M2!ZJD?S"-LS M40=B:OPMG/$P*(L>K?@*A4:>U.W5+$1D/6LVAB3FG[{B#WX&A/#NDUBF Y# MV61BF.[[*-A^TOE,V[=*5E#9[9DN$V1H1H6*[2?5:/D._4MZFTK=\I#>M"$ MRNY9V+IGTL;!9]_R:UCCF);SW7W+[+:K#$((@NS;V]L=6W3D@?^=5EEOO6-= MNJA^N^W.+EFIY,4(EU'V=Y?4HMS)?Q&G"EQ@M?R1J)9?D,K/U MR\?1Y:>MMSFC7TD6C!C9)NPH3Z.WK$L"G>Q\'E$(IMZF^V3JZ_ 7NF7=]X4Z, MCA"Y5\Z.A#=V-*!WN U"3}AS@C4&HXG3T0MRQ,+11G+D>IX1U>1EJ<84@D.F M]\[,C1W8"1PV(FPC$AZ)?"#K5^0.Z5=#/% M_:FS/S@,J3B05Q"%9#FY[65RHQLZE'BA[D:>.KXD-G:8I75H4JCB.>>XH&WK MLQO97D!MAN[+2UPY(3+(<6V!C"AK]T\$!AZ&(LB/=.RJ<1%1K>G]L4DM=K\K M=KJC)M6^*P@.=?+9PM$EN:!+2RH8V?4@0TBJ85KYMC.ROXQP'.5+D$V-BC;? M?U[\JCS&ZT%P9U.4TGA](0!0;.ECB=Q@#=+Z5MKU$0-:Z.'_*CN0*%NSUS E]-M2K7F*>6("6N><8)9HW"P/"EYVU=WG_20TSDEL+,>1C M^18Q/#2 F@U$']}NEXK2<#X4><*9V PD;8>WFR6QO+5@A5KY4[0*Y$#F;C); MGBORHZ<)##+D;FZB)@CG5Z!#9M M@OM$9]ANM{(>$*IG<*_=Z^YN]X?M;BYF(5N\A7PL#U:3#UQHD9:S(Y @R^CP M7.|_U9)F6?<^V=@/'ROJUDOC>]O6V&"+!V,?[^"34R*IU$H4EF51AZ&D^7-962^:M2-G'W}[x,,%C5VP?:61./1)N,DXL?@M MIF!0DK\!A-+-\U;6=U3%OM)#OH^%\Y99DV5Q>D86&[1H5>@GF0ZC>\||$N^A M<^2RETSG21W=E!]\X: OM6H\;YN*#>N!X0,1*'L,!:$QGUA&WNH,C6I%OAP& M#OE:JB<]LE"4:D/Q>DRAB0I]SO%ZU4,!Y6\/T2W]%1.J(@6%M + \Q^=,O8KT2-1P[A-"1=:G MPMYUQA ^![0K?.8VB)&'@B?K=5I9U\4)[%}]]BY55&Z3?LIEBBV! W9'].]M MCF U21.'1/T@S"[P!LF=! /^CO_DU%-K)O MJ6$^'LV%*Y?T2T0U3SYFWLT70N/LT9>6]Q>^]PP-Y$A%VWJJ!*MEY[0858\VP MQ;JANGPA2H-3B_D$^../:T.ESZU%Z++_5;&G#+MC=*>P)-ELYNRM>\>9PY MPLS]\,0Q0'':*ETYZIF48\ZFU,-FA)UPD.*BW*YZ:-_?N&S,_M+81'[%,Q,U0E-N7XJ#3[-%/89'MP"M;36IG*/O/[HIN=O5$::{F3JOO?[GT M6I5H\5!Z9TL.IY#FV4I#O+C%SG,;J$K*S-DBEYCUKO:,[$*9K9(.0.X:V,QL M O:B:MLN#VRF]G:P,Q74A4RBD=ZF/#2+3"ZD2Y$LM"D #.YO9IFA,9LCLSXL MLV%@T80W?"[]2-H4@[11]M+7OJ]1<@/.-+8PEM-GXTMQ/-6OO,2TRG&,ZB)+ M)E%R2 ^+);H? 3#YEX:ED8,D2$((GW)L!4+GH (T'5^,B\%7KCP4L(7C58=*"MZ-[Y+:6QS< X$"=W2#P)-V7[WF!R)N5V2C90"]\OG'1$#EZ=#\W1-KW]J1 MNBW8V-Q)HTM_3O!%X.7@*W!AD]4A[K9LCLW7=2 @+9)*KNE/S%W;<.H& @T ML,KZ$,1%XM,E0M[B:\R*4 T!Q?$+:.8:3ZH<_=F]2&YJV'SR*.A1UFX!G^T MN+AI3W=98"%1.Q'/KE[RK"W1BV>@N\4?CWGJ*P=_U",0&SPR 2UG_A_&L M;*.])7)BZ<;DFVB"W5I1$&5]%3&+6JB.LWQN_L)Q%E%"N4T()*5!1]S! M!=\2^26J$3U"I'@2+9V#*M82'3]+]Q2Q&\2W1T4AN8SK6XY\B1.E^8^@8 [H M%!81B:-M6A[NL_3>(NHAP[^X&FSHYB#<)&)$Z='7G.J |-C=J6?I0ZBEF=D M3X,; <:XNZ@\)SEBN5S66"?L35)X\J3@.[EQ,'<@DN%<1*!/GEZO,4Q6]A.T8 M_Z37"49@G)&!%`A5))O4Q^^A%H07AQIA$>UB.JUL?";[(*6.M@Z=[2]T#%4H^B. M8;_W*T]95RH^52=D-:1'RN5TD2B;F]_<3?]K>3PHOP)V!)]48GJ(FV#WE(V M/;622&0&84Y^3D$SS!CU,"D]OZV.GQ?";CWB)S4E8^+CGQ7<6@\PDP/(QS MZBE^7,RGL2Z1&#O(Y=RK]DN?(W<,YF-+_?*IGRKR!V6M#/CBYAXQ=.20BO0+ M)^&D)WG0V>Y"\#O6$=)&*NLBXH7*_$%H1[*FR,@.Q3"FZ6'C(^X,.XF M+529?T\#2<"("M/P _R..MS("Y4]^@4QHUXOS_=%P38N5[CWUG6(DARYW'.B MK7SI!-6&H.\X@V5ATT85Q?!S'HEW$]6^GE82=JFC,'7Z5-R^%$9>=]YV[+.:!! MV'/ILB[\$@\=2_5+(5%%Y];P0I@^6Z6BEDW&B10'FU;J90:K),P0U[*VQ6W@ M5G9QPC6Q?'G)HSUSD:9;LK]E,56ZD.3>LE!4I?R35GJ$ESK>IM 62T3B,^06 MX"E>Z'"%TUF)W.93++:XDG=L^QH%2Y&=9SD-5Q*XM_6;,$52+>72Q.XD)^Z%%G MAWAOY?$XHL>>4!JI*B7:#EGKP %=*)))/1N+)!?7B!%PD6RF8NV3)".1DWIVT MA-*W0DLI091X&I2nRVPNM!9 *4TAIH9;J'Q2**]+F.28V^34G,& P-NAJ2GF M0J1*@O+!$0>R'T%64RC0KT)O^>-4J$!35,>XHJK>IN72!R)E>=D9!H@x>= M<10Z+@>'TF14Z?]R7VPAW7('D]4>R%S$Y!>P(.CD[H,=ZP+K.[XPBI%8V]96 MT:YPL>EPM+.E8PO[THBA@S1(>9Q-4RVTR6^X)K[GP[C<3@;5>Z/TS1}&2LX ME@E5U@67$%-1@R6)^ZTF@/O4]+=DR:S,?!4II)%,>(7__C^QI(?XI^AII,1?V MH6]*_-J8CC*.0$^AMD>,@D4!!JG2X@P2]SCW-V\O4TY4/NJ?A SP6)IVBZI M)VP]L[,R&760V1@>K+^58[H?;|>Y'QC-NE<1]"J1K GRS/$%_)<EB5XXS)R M-A>-Q(C/7.YFM8HG];^1A&V_&[B7KO"F<=:82M;A02S3U=Y;]Z<0%SGFO('-/YO@<9OPQ#?]=O^M2"#HM_>V.YUV7UXV M8C9E/S]PV6 A+8.0<'28QM8QV4'-NFI.*SZ7*H@2U^[FLG@TDUVAJC4KVL]=.M(9AR<:HDV!_%(YTDDNS B'IJ8:$(V"O27'IH+0W"D6N<81=S> ?NMTORB^SK<-M=7[>>IK*[>QO/;,9:[^]DYX%K_H>BL\];_ZF'"49;P9R2P=76']>CL]-7/+ M!UPPX7L-LWU-M/4NST7/5HH9A:7F?933Q,MY"IAOQ4);D95P2H"(@JD9?H)I7A0{QJD26Y]@ MLZ++L!&L1?+X72,ES72]{M-!F:;Z"*&RO"R:E+<.+!F"B ZF$[C8QTRT\TP[C:5*4\;=6G@6&;HJ,N4!PT0K MG72ZJVW13?NY:7=I-6?CTY!R B@-TI%DI[,EO<<2-5 MS"B3-+,'R)MGC7NHRNE#(_D-GKA$.STH++Q CU7=_'V%EA/I#[4YWV\WXOF1 MA9D57ULC++# 3*C*C%/(1AM11%]NRF 8G8]61"'"S@!B&Z.F#JJ# <767#@G%-0 MDTZ#L1DUV+[.XLP+]5[B"(-\A2P3_4E%C!(;0$ZI#Y4X0F'YO9GLNY>U/%,\ MB\K]HP"IH%W21'I129UO.$.W;,+?LCRJHKZ/F]59ME.Q522 M2.R2HG35_QXFL]B>BZ3L'"UWU=1",:>46C5EOP?9,QJQ;U;LV?$2^,,,\B=5 M9)U3,"9!C5,:*57@&[I^RMLLMJ113;U@Y4JV)++&(91FG7&UIRX>; 26];FW'+$<1[2 M0P0]@#Z=&^&F*O{PP04-\'1/K%#?J^RSS%O2L<2G'2Q/F5])WFB+3RUJW, M^98Q#8JL!_,W5D8R9SV&.KT+*?BIJ<:)K3\%@>D#.WR'C MD7523+3"9CV646%=B,XWG?<;=:CW]_0_N_-.BH*0YL'IKEP M-U?UAI.@%X,!=@6NC(0D93W^]RSY@CTJ(4UG3B#\MQ'0/($F"3'L.-%$TD,$ M:R(9 C1-KH$M'/HP8Q<4^H7O_(I&*

<>%+1@PR4##0O,]3Z8(%U.+3)UP7=2_[8/86]&; MJU>4IX<\0K,#8,!4<">5>+1'K\0RD@^P(^S2!YZ2HJ@+_"FG?5/N7P%9 }LR M(Y9N%DMRI;>-7C>QI75VPW,CHLV!@I8!]XBR/3$*(A5D' S:,9"E,!Y#@RI. M,2H*ULCV_(#T):"=|'Q(VA+ZL=(L91A%BQ01-94"[R&25HH@V9 '_X%Z$.& M.Y(:*,PDA@,.DNJ^/O@WD 2F)+@DK^QYDQ2,>;=")7"[$E94'6&2G2LB4B0/ MMYRCK:W#"E4QDK$0X<"GU+!H4ZY,0<(I5"O\[*S-)(9?K/XTL]6 6+ M@UH8D#$CC +C-54# (6GGQE"0LFIP&2H)1;YB!GM8SF7<2G><$>;#32E2 MM/$XOF)>|CR[M: 1$"*ZJMBU>S \G'C\,0F*.?>$<,&?M;,-8KT,LQ@ M.B,0N+1,JIPNK8M&E¥'T03-0JC.8. J.^"VN49J$?O@E9F#-@?[^!K(,4IQ M'^J*FG3G<&=2RAN <'GDEWQ'#"FI&N7;]AFZ5_#\5@LW5L-[]44!@ZXY6O=D M,!:N.^*&8*ZJI&[,1TC]^\GY(E\FEIRG1XN;+D*XR^,1W&B-M2EKXDG)1:7]/I7G=$!"#W#!$0XL -I5_7MLZ>#,;JG2B2U3MVG[W[C4>E[9M MEYIO>#8R50LN38J1{&/??8*VGE6;=0!^N,.KUT(=(>$C",?"lLZJJ-FB5MO#$ 7.&I)7 3:+'LBJ4=]8G##)OURK#.3>P&474)V!Z.Q5T09[M& MAW9VJ"<Z/-MM4@]P6/7(M-,']LZCI-EB5^_"]89M\QQV)'YB MS'\%@=2CO*2PP_ZU5AYZ62DW*7KBF&'7-T25TC[K8FS8NM@>POI+A5:-ZR5+_ M4-UKEFD(,E6O![Q0:8-%W9C@T[?CE)'B,2KT"S!&@\(NA0*Z,O0\)SV-UY[Y MK>Z.COVEC9^!]BW&.L#@)>_6Z>9^FJHQ\7I(),("C'E=?+ MW01U6.-FFVS=NGF<4B,'^SS[9AP_MBOK;_B%5EKZ#$6[NF25<7D!C;9@J_1 M%2-!SPJA.1YK5.OT(<&D[EN.T\%%B0TB70MS!+*+Q_/LFI3_BTOM[W;>9V4__MR;6U!&%*>@48*. TN!I\<:DC-D8PG 1+5SFIU)VA/:VP"V,WBY_>Y{#2N)!] M4 =F4 7(?59&_X;<*^N-6RA7L#]!+XJZJZ"]"1HKPS!50RW&##A7 2L./L?> M>>JG\X+[[G)YD?2<9Z"=ZY5BMMZ8EU/,- ZTP5'(7L%5]!:V_\(B8N928)L1. MLPFK>3%OW48+Z/%W6!>.N-?ZGQ^C05R#0>PSB#J]<%A,(9ET#H-Y\R)R"667_M%LHTRRQA.#O%#D#_3PLCGYC+&PQF4SSX:#T22 8#,8502(I*S(OA@]%56=S6 M8Q?#CTDK#;A^QMQI1U_QBRMT7M3SI0A]82S[<'DI1@?ET3#SZ#+3<(5-*@G MC6C:C4F_FAL)WHM1@\EPT8W O.:2E3/B>*/BF'"$:1OAQC2K>&5-?S:F&95B M?F5.WP \!ND\+Y]E"(+036.]^'QZ,8QE0@#,*D#^H^XWVYW=9$,C1!3OL?!Y M0?E@90=$;C W HY/WAJZN;4A614(PQOB-7$%,4'?B$P,%>Z=1 ^RX"($KVF=8 M"9E$-< O:\1%N=/$1T'5.66=@% <%K3ZX\1 O*P0U39I%QGJ3PMVCPS98DG MOA.W515>.!F}!#3ZU.((H#=:,5 X@*K$*N!M7T1^N%3Q'/2 "HO" M-XPWU0$^J1W_OZW[DYBVAS>U/=O;43BNYDZ:Y{36WA5+BT_.SS%O2X"XY0/F M2)\QR=(X&A>WP%NA#VX#2TN(S%L;) 8867X%@:$6@[81?Y):+K<(RR!(RX@. M]Q**T.B+7 &X+ [W*-AU[A.*^JG5H6).;.18T=YWEE& !2&4>!H%QUH-~<3&N MD9)-N2]27*"'*S"L4=G<>$N&EC3[+C725R94J@IRAVTIUR2!A7-1&\'"EJ40 M;L9,@(Z_^9@9L\@- GTYG>29A,W(HZ)C*))3]#[WNL@E;"VK8!=NDHI@+ZR* MQ-?P=H?;(69-"!G=E#WJ2/(3R4H(?9,YA90-ZFZ4!UWM%?78!S)VP/FP\=!:7B4 MPT)YT!P-C$+,TZ7]7T%>OR(T,_*:_ &^V=S\C TWR*ZMI0O&):S<#. GRD^D MOJ-.8Y-L&9U(HVS!P0&G)E[T >)K07[O_;*UQ&0TU)%5(8*,&XV80@^$\'B<@ M*V4"35KME$HKTLG_K&E4%\[@TBU[$)]]_*0+Z+H2^K07B3'TM4%W%YQD6B#M8-8G]_U\!)) 4'-M\H",));TI/E5/9YKVBL2R64FVS+CU'ECS7ML(8;99$EKMSW1VBQ*;6RB1C$/ M0$B#-F13L"1!V?H&/OW !G$$QE)!QFGZAZ@;D8;$OLO%;EB1.\:'36HlJ)^60 M+'UHD7:%.ZDZ>:@ $87)B,X63EN$+=[H!ZQC!G>]SAQ1HH4N#%.%[HP'= M0I!"5Q*++65W7]]N'MD*A,W-;,1F0YNRY+?A/JK?HV+%\(MF?TM%L@]DOFR*.MC< '3S!F3>Q!,ZN+&Q 8E!X/@G533&9FA%@X!7&R"19&0:[B!LL,>\4^:?XJ'20VN)M*),,IJA,0< M1KVS=!'_(F.+R.H2U(^<)5?YE'.^^^Y)Q&TNZA"S1>[\5^ZB&%5DM9*E1/# M!W,*E#Z1E%8XO"UQ/R'W&B%N2OK90Y7C&(FQ!TL4W51!E^I/;>G6[R-P=R< M9W/F!'''538G6+)MR+U?[237*R=]LZ*@$5*4%$DCO_]UBZZY!(P\RL12D) MH4)A+<",<1D0LQH8\W2A,F8]MPB'@K*9/9{0:ZG%:RM%I%]BV-XA[@'^TG(7 M9Q_1$:TX@'UV)C#B\kJCD"W-@:.MD=C(#9V MA]ZKA,T+J_[,AI8B.6O&=?&S:)++=)*LT=Y,U@QHI;!E),DT\ CM@71^&1. M[%QE,8DC06P@\AHP)680N-1X7=TPH<7 C],CR:FY!^XHZ:G'J>.U(,+\:4K% M0UY;-]6"P] MNFANA=L)2S+ Y/Y:S\(P'268@\DY=ET8\^A*K%9=O&(TDB45Z<]5'1R29##\ MR" 8PC&V)V8< TI}1PR M<5X@E69E^W]GPRNJ-!P: <_]M8S-Y,8W;-*%O4="5RK$HHH67KDDA4#KKBHC[:,&[H**72L1VVE,N?[P#KIZYXT[@QW/$5PB M)[2+16Z>?>L/\)*&!)1A%!LXB75CH+;#6P]^H=2*?0Q*;\8(UXJ#3&@ M\3X? =**7+_A7+U[!BWH'W1.0CLOW[SY%G]Z[O[2/P4_1,^=8?5NG'88KY@<$. MEHB3-[_'Y\(/LV&6$)G);Q^U,*.>8.)T\ !\N:Y2[V/;,=L-9<.6>]5;!T3/XGA1,-GKM317!BR<4L_(]!0 MA2S$N#?/ULU3Q71X">05K,WP35,@3:L:I<"J\H/-22R/LYI>@%DZ4$5()+ MX6P3"G6W)68[2?W:PJI*=-[B,B*-%))\M(%!?5.SB;(Q)!" MY&RO4O[KWHSSON8XSM,5ZCJWA)&$.H"- S/\4288/JF:(@30CFO&7VUSRLWK MQ$\+?FI\RDNQEP)%OL$E@JAC_H'EDZ,"+&^,V\_8,MIGU/=$\O7_SV MX3TY-T3[!=X$9/? +FGQ^HE=_KT,S]L2VAFAT5BFW;'%\6_*B^PS=\E,%\KU2 MHF86^%_>G>O]4C%.P#9#\A1\7=?L3XI[-"Q5U_0S9 31'JQ!9"!6DW#L =^^ MK/&0[4E'N1_((+2&1#S2">IM3].6JB8<7/,K3+(I'TN_AJ-3GT..W1*\"MR4U14N P!EWU2"GW[%"$<"!LUL.1"]L42Q, MMC++?!195&$WK=0\,G@J=_>_(R0\\]II'T/M$XX8QYRR]*FKJ9(N.!I=*Y:I; M% X>YR9P$< K$6O!Z*[Q^B8[2'SNLJCNE$N+HS5 3.^]?SA] U?0 V^D7NON ,G6[/DRSD%[UM- Y_3Q2O'%*54G%G:E(WU-7E1P>,W1'&*9 M#M0VB/$'7P,/AC#[Y&9.9B6^G^:.=(%^=*S\%]:"M9MI'&WBUP]US716#(`M"")B$H%DP=$'%]p2 6J/53Q2AHCEJ-D-Z)8) F&8_216BO&>)8YEDMH017B(M%K]D4C>H[_.+I,2B3SJ2LNNPX4S1\&! M1C.'W"%54N3U=U4U"N#M%GV!T8I996'@]PZB;%E>G#Q4Q=&=$U=RR1KL,]! M>3+9=2J6HM,XI0_2N 9\(!=U^6+2A9H7'8ZHS-Y7HSEG7J?3C /(A6K>@8$L M_#LW;DPD#-VX9+?GMTKGIHEW% M$IH11P.:NTH$B'/2R8 PU]G47RM[/S2>,F+[([N3UTR? OL<>:52-_$\@% M# VA^>8?QFY_">]X\9;^\4LR0-0[Q:M8*V,F47GQKT$+/+8F%CY:PB6SR!\ M(7V{JP:4'@S?+H"//@17#/L@#S"DF+4'V2@2KC$'.2YR,O ??WMME'V*]&'\ M@"!V]4-PBE#.WG[\]6,G>@>T-RYKRM7ZP@B+@Z>V!XNP8\7(MJ!%W+)*,*VR ,Y3/EE49=@ %QRV?1U< NHBN<758G4D$45,+T'O45Q%\;A872E % MV88]TXT=-F ^2)V\V5S*PE^N MWB'6K^P7-,O'RF[H]*H'NQ;81XBX+K3JVVD)OQ?_0_*< !M\6(8#M^W^#.)@'B.9V:53\/$D9BSW,6WW]=# 9&OSPW@R U'@*.PL(M"^;E6$BSLLG5DH51<1Y929AR.B1:"S&IE82 7QR.IN:"_LK=<$IKQ3W+JX3K9(@9H9Z6OVH+,T" M+Q<,G_:Y/?)B9]J93H$9U/73]NO?2/%WMH:ST130?L35):K/?W:_G<'5&"O M$?WI[E,/XYTU*ZTK\k=(:.UBP, W?-"0,ZZR25D6-D_00KR$T~RZ@D1NX:0FY:SO?3Z!PJW6!2',X*AB^?'Y("90!0:OG@K,6EZPTPZ+",,HE<8(Z% M^.YX(OSG[,71M' DT#D.ZWECU[O#* D&IE 1 T/JX?C78M:$X[HMQQ5X2&M"' MUFT/]-&'"L^#4&(E4["KB=,\'$TCU_,VYXU3CC#}GGCK;3:9NNR+A3Y()A=86 M'/$1XFYJ:@/;X)-@:BGHKE91'! 0Y.C0M,)Y$,?C@8\UD,8>,ENW@,&ZG((D M=)>6Q3CK9S4UW*'3S !&QCLE^E=&>V'C(EOU(6$7O)P5%-.RSMJFHPRJH;Y+ M3$I/?UTZM8 _)H!+,=/)N$P,\MA?KL0=}OLF5X<#T? &(\%@ ^X((HP8*X,)K!EFU80!U!FP_PD5-\Z&J6E,,!!ZO;&[E,,!!ATU'[S60M?G<0Z3$L.M+] MK6NTP0&[Z[_]FH MXG.[(M'2$ER81 MM^K5^5:<1/ N:'X),,A*R*Z4OX#6;.F#7UI V38J^618+3!:P*."-AD^3Y M L 5'SNQ#[A"F7XT);T%H#9H*OZ!*-+)%TR^6Q-NB!VW(M_H?5"OF6@':=<((MMU\''_!$'B83 B,$F M51.P0G9CX\98Y!!US[LW65Z;!)@Y9FAS^P:A!=9?FUNR&@O+$1B"'+Y1O"?V M&8Z'FQL2[B[K5-(WN+;+'^#A<;0C>#D^R $XIJNQHS)&7II\P.Z2YN-,2<>KF M,P6XQ5X_%63AJ!B^PXO)>KCYG,U35=LH#EKE0F/(VTG??)D+W5@2UX\$9(MYC4QZJ3-G@$Z1H8OK%K2X672VFKH319^27:*RI2N:1+ZSBKI\A?XM0)0DSC2J=V M0Y0}@T.?6R,M-K9RF]0@BE+&0BO4WHW171X4!+".@7(6E+B/LW(HE!B-Y!@8 M\-P5<@DB$)!?+O+10FUJ)CCT+_$SI,)P,6CM7B[,KLV1Z^?#+Y0X\[7O",C M_']OGLP#=/X 40/Y4)6-.J?(Z Z157$=RY)_ICG$&E .!U0J8J]=$75PDP35WF# M[18U2EE1GXD.6S3J8T@+(@FTO)PP,%I*U>64L&3"KV;BUTXNU.6S-5G@X/\JU*5:@W=7@)JM@>C:+=+A[EC:/(>>? %LMB%7#EJ%4UNL'W=C>!13D, MD+6U0-8LN #!#T+==Y-@/\0*NYL7)79AQN"33>9(NVGI^3%@<(!(P+VHTK')MZ]M$<:T8)6#<'B)[,>8IAP\XOV.3;H(R#_NVV9"1)0 1_0 !I,6NL#RVFDV)!PY4?5X)-MQ CR\OFX !3M%:CT:595EG,A!XSTV&8-F26[47 3A6$"/TH(>,B-A+$U[@?A M$VQ,'@1O$RK%,81#<#@D%21*5S#R%#*L.AN^(@Z:@-+5*. UN0.ENPU">$J4, M]-,CZ:=JANG/T0SRLG!O76$6$LD>57FAX+E$9E M,DT]71DNN@T*$B*+4U+?*L+J1G2XYF##')-1\RYHPQ!9L"2G*%(4,,)IT M>CTHJG=8:S5P3:ZY@/_!J L%JP!KMP^&B3@B27 & \5<*M:%N8L%R3TR(\A M(DHZ[,\3[P^#TQP]G4.'V1(/<[0 F .9.. 5465Y-EJ!H<=R11J!L(?KW4/- MUP4('X Y5=B@$ULDS?(O>7&;(YTK*$N&]C0!Z-+(!< #Y!PPY...:ZRM2=, M4^#>OL>3IW+5%D+J;M&8XGUTJ!+G1.W+?=MB5V/L^0*VB377(T$E5%FY1$R M4[;!>#K1A:.+)PI^U5 '<5R@%DLP:>35T T9 6*(?*/7 VDPZM.B2KWKT@(# M$(T!D>-D[!%35K,I$T_6-75\!$L-$&"9ZS&#;^ *6K(#L1DZ 1MP!\Q+\EJ M;#PMJ$B+L,537_S=RBRRYSY1Q18E]!>7[ZN#0V9N99NO5;87$>-[S+9C T&' M7/'9M41.J4P>4"48OD%<(&3N?)@>O36K%ZQE!ISB7G('7XTC&YJA#0!@4R N M7/YU+^,"T)FC@#EK7ACGT>B'2Y}:@]NH. , AC1BXV*;@X16?T;P;>(4,!/(M*(2&W2-4\R9"8A-]%2W)PC+0$B!&Q@^EV)Y\D9>#\_/$7U0E-}[<&58S5;K M/@H6+?[OA>92(4R%7]NO^ "TCV:W43MHQ:P1P&HR>'\#$W6\(O>9%,.9M%8(K3,MR*J&&"0TIA%M]V6'Y$5]"-*EN- #7/%'$N!0Q<3*&:-^0KQXE.9? M/!5$ZXHFKE{>ESBGTB-B:JAL$JN&<[0?\]"$KGV%DW!=("D_?#[@$R!>VL= M9O2=K=+[9E^+'`$$^J=Y2O'$VWZ2A0<3L6QGWF!4@B62 ".*0.C&.S "I4Q24 ML};$SH^? 7G]XVY3!-(7C:6R'#OT.WW_8H9\4F=P(\"W9;5]PO,'F"*_M'Y" MO]<,?Z8J`1*C*.WM/K0D(E*BJB8DLLBS&U"S$)D/"B@L!5H]"&-,\NZ><&> MU#]BG6D35X1'%X&{K'8>EX)HUWD:WFZ07M]G:YR-MT38H&Z\%.[4C.4# M+7SP4,923&Y0#<&]F5*U(@0B-3FB^Y#R;HB? 0FAL"U#0_NIs;,V$6H?[CVP($%61(Q56]+97O^ GKWJ>2Y]Y&3R%Y.J./1.IS%'''WML MP44)$!4GF&)'O\GJ9EM7![0 21]*#?]S,#(DFDFRTMG*C0X59)K\T^< U:# M6D\0PH73ZVIT%Y8J< MJ*,+%5D/Z9SRB@)81%4(?T-+U6JPRV^(7D@E?L^EL MRGX]MAD4(MQEKXNRJ'K9F@++HNP\0;$Z,O1F%2(%/&3$PSN&J^MWI92%1[VZ M(Q)4Z^/V(U&AVWD-ZQ@6]R8N5$O)5HA]@"1C6 UBFND!3, XD.,BI D@RJ4 MWM+PL]LTP4"<*RHT!AJ*Y1EGQ$AIO-1*N!QJ^J+\;:@+ITFAMOGOVAP3&< MJ6%6E;-K1V37QK&B.@KB*2TH3EK-^J_5CYR+3[6,9(U"4T *YTZA0_+5115 M M#M&>F7'NI/=?RQ;[80V./KC!D?[F1CY>;$Q8%JB;$ZK'HE0%LXHFP&S9W-;S MPX9!W_,G&RRIV?#JQ2CQE-CA=6@L8TA:M8$61F079.K(J TAWN&HGI9.4FP ML/^@$1XB)6CH() D-54L#N6&I%@>7Y,5I*[Q7I%>X]Y[B"60&Q'R[E^-DJI M+3S-FNBXS-RN0*K56#5,:1).0VC9#U&/_@]>R- MJU!5Y BN>,QAS.'KK,@02_FJ,("DEJ!6VU_IP#E[%M M,_]<*VQP:7[35T;) TH<5R:K,79.EB%FA]":EE2;6TS3&K>*#&WBR:/*K$Q; MIM)D=$*6#5O?:.$7>RC=M=D'LT/>+6>%9P M6X_:6!G1P+Y-1I04M-Q5/2RMHQ?OR*:=CLXY$Y% #/\9LZU,*\F9YF56/(4L M1M+GM/\]FWJ6?SRJ%E,$KE;F3LM.Y0QB;5FFZ$_9U??O*YBV1STT,)QX'FU:KNG04AO6^ M*1,3=NJ;=HIXLH@U$!P&KKAH[DM@MO8P\V F=^&H3PE9CYX6(_M87UR%$^E M9BW9C)3^=H/12:P.TD*3)AIL2;L5K MKLQ3'",(CJMFHQ&BV+@Z#ER^HF+CGK@QA74)T_G8A"%ECB&]//;"87*T I'L M9I> LG/H/0HN'""O9@0N&J;47<>LV@Q-? OUK6FRO'.//&N:"?\D4=JT3_8S_ M(92&"X\N[PSBH9^$6UVA(?GZ9#<,U[SP8%A7P+7'=)4)=QFA^]+81^/LNFIP MG*VPG2MT)\4DO,,WU[DZ"@'A],/? [=DGX"%@R#N,EDPTKR8]*+M?^#["=Q M-#&B]'6I2X]%B-++IQGB8*Y1^FRCFZO6N2%?\]#3@F .5_[\G]8O*S9&FLE _]FH MX9:J:R1&;G/M-Q6@(FR8N=E&WO(LT% <0AX&Z3Y^710C$P7:T .,95QT,J M@:YM0PC-,#W4:"B,&.',I&@@'+6M.&IOG2^T<2-$2"GA\][=CUE0Z}G>?2W M=%);'HW^G$JZX!U"PPWQ$Q;TDLX7- B6//4L"O)0A)9J$;!KH_E*'/L7J1L/&K\#/IJ 04N9EO*AT M@LL:1G9M*B8,2&.5G=8MM80LF9+..?;,,;+7X5+?,1:$ ^3C H,UG"'+#*8>@RH ML4J-P1NO3XD-FM)! <76O+>;AQ8*T3PD3UD1,HH,+,&-HH\F<,$-LW M %\VF-.V2R:,$FT-BXDK&,P?NA08Y=*%,(/@;2K42\-U[F>?$7\IGSK?/ M%PWX6%K2)!,F A/PC&>(5[$#(5+56%)%+^SBO-#+AE IHYJ H-WV*;#)($D6 M-=:Y +W(QR,VLC2(Y4(B8\ZTT[$:856X49T3+ $@A!BV-"FM#K*IPNM9"0TO M*PM2%7%RWR+ A\$'K$\#! FCYER<8,9+[%#;J%TDZJQ+HGG HQ[K:CA:+_:.9#6JX4.P 54>*D)V26@ ML55Z(K="Q=OG&D%J!TC&)$ZKL,#S>G[-\8 5#LN2Y*S-@Q+Z!#<37$OI_+5: MS0)>+KJJK7V!&OUFH)4YU,\AIE_O7]7<_L45,] [ZA&U8KM&:)H9+A2:96DE" M1!SFWJPGXN*6$Y[L 8? 0(K>- -IK)T6-F<&N9)2U1VL6"4.,7 C!8SW3$4 M6_F'BIR*TA=CE^"GI.I43#=SH3,'4U48>V*BC2+;:P11/5Y[4C@.9108[YIE ME)TUAB&D!W"ULQ%G#:R#DP!9$_VNPNPOE7%@ZF[4&(,Q)6Y2G\&O;ZZI*9#" M-3J1[D1UV1_2&J2B[7/)JK6F'|@LPX%3'"A/+RDGB-_9MM69M?(,-]J68 MEV)A% #LU6B4(G!9 M.KTF9@A4."+KY1.$H#=0KU%'0W3CB.(!BLC-ZU'.L:TW-3]#G#4,KQ@!!0OT MI3.4Y4[=34VRRLRK+.1QOY5@S+KIQY6!"RK:0IE',S)@> S.UX8&6?G\]!Y MVL,.1IO^>@2L,N[%L7@.*$HI4S!8D)"1>M(AM M8FX68GNW\Z6R.)*6EN;-0FTJ(W>}3 7^EIP3KD!H+HP6 W>XR_+F2!6BG>!O M!"=O#&HKHI: ^\V.6Q*G@?RE'T?B4QS9JO(KW#[.NE)R>.YC%I7P.>V4HA& M8"F1&FE',C#:.^RL!P%7XO9.*I^?]+?8K@_H!!'2.H#T0? NAQ].A/?^V7/_RT MB5?O)5[G,.!UMF$H>]])?BD[!:IO15&A*%F:N@U*[]+__ ?:.W)?N< MH Q,[.;J6TMV$G.8B+PG<:1835 ,=]+BD1":I&/< M,C%)L7C$7V.XO9MQ(X5W<7Z'+"P=;B[A"14Z"RU"!90' MW/8WUM$Q-#X %N2*NCBTR3(DO>?HNW'C5VI$*C4(R"M,C(:F9E6HSG1#WK+ M"'?TF(V;U15V5AE$B9LC%"N4NK*56)B2Z#)*X_E&6+MAT\L1IX2$#[@:U!) M!]K:/^\]*OCDX2T2SK2ZDA5-\[fX+E]0fBG3;$$XkF@R)PC.8;=+HQ.W45GT M@2*#[6*H/.\Z/6L- $.N(%JU("J"++2V!JMCN+(Z'O5-"XF5E.OXY2R])YV-MJ?R6"<81NJ$%U!$%59#0?\IAYE"W1?,UM((T2.3/\OTD4M>RFO;%[LS%,2^6 M4BH2ZPQA-QCTJ+G?,7\1O@ZJ9$9.\215.^&? $9SZ+/4JFVC^R-Q'B$D\(E8S MXS0XP4-_7;D,Q=CH8&)5QHJRQ<,%@LWO'7)Q7C)58?BZG%%F;I!4LP3:?QGS M>28<-!ZGH5(E<#R!FX":X9,4QG)1JJ]9D*?=$KIL[H;? N)Q2MAAF:5P8P]2\ M#,(<(%U^O"EM-?A4'Q;I@BB,75UO.F&CD;,>0NHS(S6>YEP9_YRTB6+/KU= M5PHONJ4E"5>%[8D7/?(B,-14RQ>M'7>,>]F5F$9^D%.ZMW:&O)G(U-_) ($S03!"" MAOHMCB#8D7PW(FW2%PE[$X,N^6W)!^]<3'*9>420<;8U;?Y1$T#3[JF#$3ETS MZ-M6&J8%6A6KWLE(G1]A^V3'KT)%82ZL!\6 M,)M?4QK[V#"X!^-'"2<$$;- >G84"L.UB_J'VAA(UMD8=($Z%U";)K85Q"&C, M[I20!EO:6X2.J>A^/V5C9A@OC],)<)0&A7D%%C:.* KJSP'R^H0(*P,2H+7 M@%WOR! 8],)J#/Z#1U1A!FP;R,U?HC%%*9##$G MI7AG68$I3L4J3/!8[=6;,_@<)9PL;]+X%W]%-\XL",2@8&-%K[BWXFX-!N4L MU31_HS9S6IM=JQ'9FD,^CD:0DB+2?#_#77K47&0SC-,9-0 CH)1"],NQ7B+58BP ;V8O&M\V:K#O E4.0:,W_M8V'AO4"VP/%+6$>5&-^F8"M1* :US5=/0#N??W*X,4!E,UA"[[I_%E95\P9 MA!B>N"FR(1.1WR((^\+RF:O9*(!4O,2B-2^NJ35\V)5"-_+D[5B,J33+TQQI ME7 OZ2"0XC-''_DIM4_>W",Q=7+6?=E-RF1[^54]G@O%9ZLP:E[W/+VBQO2^-M0&J BR.H0S@:CPLRH'I$.Q.271JQ!H^A!,4'N_-_YL80)P/RX)AKLZ D%5YR MMXL^@H)0G1 -'M43@'~<09/>](H(8T 8FW6!+$(6-8N083PCZDUZ#\4_*5P! MSF11-O0"A;D<[$<;B'INK XJVD1R5K(_N)*+A,P+':ATB*M*.@=D&&D QA3[M._U]RSJ6$M!'+,F,J! M=1.AE6> ?? Y)9BX2\Y\KML+/F.>L'RHTAD;XC->2&'<$9U$G+>?96O@8!U;,F).8_2%V85S7LY;W M<7G7[9BC.SPH84QQ@VG=F-(!>V@GR85(N>F1F5G,Y$$!9%FR|Q%':2[D@+AV) M 0T/D<[@JP]MVW1/4+ HQ37I[L_FKV&BC;2+39B(D>_(8$4]Y>6+3 /8+KT M]\[G#H41B(F>*YIN,*(R3Q,2##2QL&$=\ZY++>2C6XO4YZ$*-Z,4T_8#M/F-HVI*BF53G1! {B=^UZ*MP6AW(9L%>Y\)% M;#_7Q.8_1=T!E[[>M3E;NRB'B,8^KSM2[+ Q-")Y!H+Y8.J{^/-1#7O7-M0'T04D^,(K'" \OJVCE@"->M\1_8T 8Z "E2#.];QO- BH%/"M5<(GZ#HW M4S8)(@5FXN)\5'$;(!U9="CT8'.JN!9V>8S4,,R&,&,VOZ;NP&_(W>]&@=4O MZ1"5V'O*!5\F7W>HJ.H"NV[8UGF;,(LZ5,\ID/?IW?M+U&PC7@W.C$. "3(K: M[)\D\N*J &2? 3L&ZR&'R1E,$S6]&ET2KJCM1<3QODR'%U@%0DTGV49+TE=KK* MDG>B_X?ZB$M.WOZA#8 H T\4!K<@-^.I. <0B.N>DGXE7&9%R5K2+>_!BH)$ M[">&>;TMAE!H9'[%H1KX 0=G7E$!$%UZA!=#/FA(R$BK!QNU!FTVQ*PXQ)OA M(D$C\1KX%!BKJ99#9"/;)<5C'4=M#?=<"=X1DZ0KTFDR+IS3I) @"_+=J 4B M>]\6:1O[#8U^KE@"OA4O,VNDQT_RWCFQF.+11CD[^ 8!,.1;_/W_KUDIPL"M[,5("=A16)'&+*33@+?@G<-GM"@:.+8IO8BA@,8Z/+6C=7A2#%A8-2/&22'%]3 MJ)G9I-;#2DC(+C28UK3NG-S(P@ID-R8(259*O9,,X >:._#G*1 M7+%N/FO./&H0!"=THM_S":$^,&K+!>&3+!UQ4D^BRWA"+E^A*QFD%@B6Q@[5B'0.8+1, M,!LN&/T"6!8S38],QL/IHSF.%0NSB@3@IF#8,NX9E?2OD"+B^/#), ^MC_1Y, MXB'A(%O6FP\"-[N:)+3I2E#:@.DBHBT0=G1_|M650LV-*>-8_PR_:KC@_"$A/\@$O&J$UTV\O5>ZVN M% "BW;&\AS&*WHACYW&#B%RA[}7JV-=R?1T9^A1@5,0S M$ -!DVSC-?,8(9DKIQ=]Z^3,,A^Y9^6X&I,F!#:@.VDSXHE\,4/GH9J[6,TBZXQ6BZ[883X#G=2"*^8-LM7-T2 M39X[RC.XQ#U@(JL&A):W6"A[N;TF8G6^&_:F5@HR>D-&(9;6O86J>4IS=M& MDB_C0@=H'U9"?V^PA\VCXZQ/?3;A84XN/+?U:#_\OV#584:0(OB_#M/$"^-3*

MW!E1NBZH]V/%U3U-W2T^F0Q!DDXM&/=E51 MB95;BL',^L:1RXS)HRA-/3#SDDUK=9(3-.GEN,AP6WD=U;LZT<2@"9 3@W8ZAG-57TYW51*I"WO2Z@RN6U
MNH79=N6C(P^*;1,6L8IJ M>+UXT <<&).#:KY:]"JT)G4EA/.5]64G^D=Q"T $2,5[R*#$NR D/6P_("%1 MSL>TOYYK9[&(7]J7+LM55+,2<5&6],*67_I*^;(MZ?*9R^A?OGC_Z?.+5Q3Y
M*]CHQ=UGL^#>I4.^3LVA]8\G^;^ON$":%/GU4H'8@/(.J>Y2Y=#)^= M09DB\]/B7W"(WIR@F<[G3Q@TZ^^&NDN]37$R/ERZ)WXHV6M#@(72<$L"6 LS M!>);N3MS
J6#EOC6(S5H^5@CM"7^,OS14IDA0%1KM%HEJ(1VI!Z[D#>26-B> M5"W9H/L2AL_,XFNW@#^E<-O;XD4.#R(2"":+A<(^F]UB$EIW9[H/0$DNAI#9
M/3L&B*6A\Y+6$0,!L0/0V<3FC3G!DJR5NE$OJRD[0&W4P(\4)Y4/C$HEWY7' MH2U3.$2@O%05-%(7#NHCCWRN9%MY2%%FIU1C+JZ<&@TU%@@9U/8"RF6JT[=1
MFF.W97C=SV9-L,%Q[Z![*IGQ*>:O;<,!>"_@0-[.6,__L^A7T841K),J-YDPUDRD6[/ MY$CCZJNPD#&RQS9*_]9_;.'OW! PCV1O6LB\H5\)*J=ZU8DN5%=H.T=4ZJ39
MC$/N,@+FKXT>A@L*$][IUVLD5Z>[!:XS\Y+>0>_8>/T8KS?FV176M^.UBJ5; M?.NE4_-IQ;/ GX[9==5.;D$Z_I64YGHSHSN(,SW(0 MK+?X/A_Q&?
EDL^0DZ._@9S37O5:%^MB=@4L3?#[CEDY5V5GL4$M8)-/%T < M/+VN2;@P,S9$R@,Q)* S!3*Y#GU8R=6,BV87N"_\,BN :NAT.(.H&:EBM.!% M;"!\
[[',HU2*V$OP=?)QXT.PAPO8VPFV9=4#!R'MS%GH4S9TX92,<8T'Z]Z X %%9P68#FK+6F10_83K-\6JXH2$[-6OK<'39H6/GT0-S06K)P%N">-I>%RU1KO=VFK!H,^!& MX35#N+#H
.I%A2ML1I=51;EPPM!$9=-J)&:%%NLB]WNF\!RD?H$ 2=Y9 -N# M 54%Q,@6L6*ZU0]5-IBYH;-CSW2F%*2N-%\?>M-?*G(KB;BH6O:ZQ'\A5):4.!4:0]VN:"VAVP,RC MD4X*$!%R;:
WY6S)P1Y!:0#Y](().Y_9> ^^'.$DTA5-J 2JEQDTSJS\G3+SD M2J6 ?V0SIN9-<]1E1MD,:=CP,B^FL[3?(?:3L!>5#*A"OE#53QFD(E9H&><$
MQ"+%$H+W^.^ID,N\6C2Y#D&,FM(DXDDV'LD3"=&]4M68%TJ%[!FO6661@4JN M$')C)FIDL'H(1\'6P?]_SBHIQ'A+F&*221N@XY]&6!_RBPT>?$JQ*;G9M-VI M%OB@8R8V+^V,
(.O;4-T.VC26 (F5+,C.T*WI0*\I%J0,9VS=9++" [W"+CQ3 MR@H_M[N[_>:Z'$M_5U* :*T8U9,S&^"*"V>[W:RR;0>D%]7O!E'0%[6+<06@6C%N' M^#9-OE"_>#XJS7%6=PS4-
JYI\7066$^\W;45N.TUY66Z^*@;@182KU&.O7.I M?6J=V(!7$/-^YK:AX16(4NSYR"[X-0]FZ[/F& MV=?NVK6_$T!FAXR["^.TF"%@"4IZG?%_@U7CLJ$8<:66O,#QM+FYTN984
MWZQ08<9*Z\RO.CG9\C:B'ZG:?6RNQORQ)RV'^<##UR8>]6 MAB?BN]DZKR9%'Y)PCG&7Z-85T2YZ^A#'-S9'4BWD."790*S2%=?X*W9I AZX M>)D+Z"7?+!I2U4;?
M&/0<9<*2;D@9<,4AE5Q]"ZR;2HH]83%O MB_(+46*P<2+?:^+^@).AXL"@[IEKJ7UM;UQF=_ 63W&-.2-$?NY..TC&Y.YIX:6) @](G8#?"&W%B53&N ^:+@,VS
M0%_/"CQ%*)MAADF$Z?QGZJ\F:3+D3["_5[PP8(N-LX-I MUJ71+W#-T &#%+2E\]!@-FR&HP0^0AYU(F3*18"IUS1_/Z*>\:734C0^&"

B1X!&GGK"8!-]0@FODK+8 0;CQ4RI^#-71P]C18GLK MW:,_+"ON,^N%?F>JB /#>"DS%[VEP2KZH$#D7";7D#1WF<1'H>[8I%D'T4V? ME=-)2QM/_*:Z8PHHEL+8#?LYQ*SVVI
*5,56\'HYUOZS%4?I=7J>TY$7N" M# O6-W8%14@X99'])W$2[7(.1"!MAEV13;)(8<[ME?]2M2AM!RIJ1::S^9;;PWHLW6$UX)4@8$*B[?E MYF-S/X8;;6BM&H<9<7BB1CL_O/ZMI0&
[N.*^I3G0W=HJ(I(@"GFX@,%*8/!94R J?^NC=_>.%GMC(M.I*D::3-*K MQ.JV;$(#@.SR#;9@K-*O@+Z&*K6J(J4(LTE0U2*0B5@-(3-09M+#!O$@YIL3 M:8\$E0JSFFH
F^%ML0N(F8.1DPY $E%$(".KE K0L5R!5"CI@ M1ETX.ZL%B(^]LV*5)+$I+]7,W5UBEK;474I]"VSN4Z=-UXQE-ZG,OF$WC+2" MI]C8##RIK1N"T 4N-
HS!2$FO:^I[Q2$$C6LV_C\QP7-6J=&H)1D6FGO2'P8' MY=P'Q-,!NZ.\2G*VG13PYPISAL/H-LEN&#'B?$K?K-.C,SVK E'#C-5R:/U++/B9C0*P=8(+LS AG U@:[#N(_Q=P M-LNZ'8CI-
8QNBIHZWY#,8W-G)<2D!]VVJ4]:4EN7TX5I"#TI7$98]H+_#6M- M1XVX[74A#-)9WGG\7 =H\Y)I-INR"AP5IL;C#I_3.WIY$@9TZ?U $+$) M]/.#3LW/;-[+$1/->0LXMF4% #
<.-2JQ91W6*(5^&GNL8[Q43(*,E1S<# 8] MPX3L,PI,@-(M3=,P5[I"XTK]J6$[+QS&@.]T!/2IB2P@\0RJ?T<]0H9@*+1E,T'U$0*(J><"M!F[.9H$UR/W*".%IH=8EQ6D+J:. \U<5D
M%7>LH\@O]>UDWGMNTON#!='K+W$T@OPKZ6CJ @Y>V0V]O&(OSI)ANZ%*I#-(MT1-*D+?XNON_ES#%TP!3W(:A M/"5,,2B7]2H7KL2R!5J8)PQ&*;TO%\\[%
(V/D8O;,]3!BTX[\/[8BX2"I5* MFSGDVFX+&@,>($I<.ZNXY7EC4A,]-CS<"GPQJC6C/G)$Y 0OA<8(MG48=K$+ M$O&4$M'LT>-(:].O657;S8<659A@#-OSU-OC=TOH%TWJ%V' M
KJ";0(LXHSS!4.7SFOB1%M0JV'7GC:0GW&_SXSI_ZBN7N?RPHX\X8[,*&BIKZZ;Q@AXB! M* "!@;R^_(GKME4_#'J "$&LBV^"&/U2>NC-7913HF%K5"A(<077Z3W@Z\0. M-)GH/!?
2RBPPH66UD+ZXFCP/:2.@;_,S^Y_,X@ >B$JCHB]902WBPG@2'G9% M%#M8Q^*2ML]-XMHQ.>]Y:ZG,TR$,U Y'PR*E!I:V2X;9X_]5Q(#HFQL[9\X
M>55ST^!6D((=$K+GMH3MA_:SSLGS(B"Z]$2 M7D[]/%4U(H@7=:"M<#2?Z"-TPK6532LT<<@85 >A1Q?)D_B(KAIT(MD**,MBF)KQQ
D6EM6[0LP=-09P8TTA";UVC.$'S7+9.J\:)104NU M*#=80USH05)U&->NX/F39Z4P6A@][SEKOE+=D:J3/U+-(=CL(E()9RZDN09C MU.,E=LH(!1A2:P,A=T%A)?QUCY2\AF^]J
M:ZGA#X#-EL4;F^>Q !;B@L#W=05KG@N%$K!PXXMJ9.(RJM#\%,"K7E,>!G$S M&SG1;\?$+EEAD0U> \7U&"+$KO>W&2V0*Z=#.V[FUI+MI\X%2+HBW I2;FN_
M2@K_GA6FLL.J8C8)SE]8[;]0RM>2C. +*1HF]:^"I6($+VY+V^Z'Z:%)ZS?7T[#1O28U<+5R] M9D9C7C40WVN:#N?,;"HMRW EL2AWS0OI+Z K-J$+7)UH3P";!]6S4[G:QO4F
M8G*## 4:F?2 8DB,UPRY(4 CFEMZD+K59HR_0O%"&:#B<+4UEMA&G9*F*,B MY&5F%RAJ["/".$*V/0L(SN!@ IVZI82 07-Y'Y:^,-N!?.4KF,Q RPN%+WQ=
M##*D4M'U.BQY['#X;L.HRXR^M>_14WLPF8'[C'V6,1IG\OR>*WOWHO$8UG =&X#4/9//"B%L4> MWEO?AFKWE96#6D^HTAL1M"D\QC%ZI#J0EL1"QB:O,U<3% &3?
T;ERDK%,AF) M;W]3CV5G#*I@T&Z$6JFA&A@*:"&X%<\D6DCH"+R8;I-RR)'8P<0X9F4"->%8 M_91#T(T2'/!';^UF??(WZ^6+MY^P21;N&;F3RDTQ2UU"5@;6^NTGHH"9I)P%
M@2S!P&?BL43^*; :6WN$7B/\16(U#A2+#-N?#3N&^Z>8H;8]S;ZCF.;2+8!N MZZRVMRP]))9P-3:3>XT%A$5^]1I,%>M/MQ0BHAC&:$G8SD\/\TZ6^HPN;9* M=B!0\&_''1-
)B8[O<,0++"!F#:/ K^,>9&:!Q _Y.X\!_I9-<7!Y&$-'K61(M#4!G!_?S6L+RRD2"N+R\,;;P'T4=5T%$GW)A* ,#X3T0YQ(Z,'VBBJ62:T@; M*#[7YD9W1?=)PE<:O>PDV'#&M)P9*QJ;L2(S
G3(PJW%1)*1D8313217"YR5 M#8*4V*,[*5QL J<@@1)%[F9C>GQ"8JTV.MU=(!1U0[O929U<(]R[0!)"?"S%405?-&7(-)Y6T7TV281L
M:>!8X_9#1W$'H37B0.^CVPHX#;V+2L8;8>R,^'&T"B"*&/6\%S32EQ.X'Q@> M3"C'6PW,;'CM00#3KQSQ@2$Y_ORAV>BK-)=M4@3]6CY!W#&RQNX+,4(4*A6V M<*^RVU(6<-
1W37F/2;5D<- IFEM!L_480)\)<:.ILPW&OJ:'8%&?^ 1SLJ MFF&-9I-1QEEHT6Y"K2;0/J?GZ'!*YU7IPZ=7)T+ -5Z!BH$6M@FNU8IR9GDQ MRYGPGD@VY91Y;6HD^@P.%;GNNV%-
N YM8%''+4_5(L@)-[1_-YBU!.:U,TALF&L%.12&4H<[!IME7A%M4E87-230[RU M1 E -(!&HG6Q#%-"IS0\98,NLE$Y-4JT5U,B)?!C8ZSW1.EA4TE[EQ6E9@;5 MD9V9KVR(OPS
/)8,AVY%GH=C,O3,*4=>[-8(W#\>#^1U M= @+Q\"1S_;NNY)[\UU&77_UGD:?%SKZ+RE.^R<67;Y]A'_GD.4;0+R_[E. M1N!F3Z?D9N^ :OX-
FE9:_,;RX["7T;#SY=&P!QSGXQ^4,3M"WC^Q3,4D_C-SX%K]VOO"U9WIMK6?_ MA'#[0PEW>F9L];2R@]0?R+S4((UL?T)TPDU\8 MT-%!9(%_F217+R(*S9BK]&O](_*^ MO,:IR!2[/S-
H6G]_P ^XB,$8H<8 GD[SM(1-*2WL9T/U$'AKS]XH_\I)J90 M=!I3HC36?W6I4(0OWE^^>!75:3+M--^" +&EW^2 0,6!<>HV7MN_<'U ^?G% MUZ]ER=]]Q2K2RE,$=\GT4:\I0A -?
NB*0P#__0>S<@!+@X82NFZD8! OYL+Q M%&,W6/8XX2\<'6KO@'X'Q6*_VK+6L<:, MF@?*I#*S'I K_/YR 8RLF+_]TZ-Z/S3%I+BB(!1ZI; "YKT@4 . W'_@/YS:F-&$D&C!#Z[_(VC
MST@.!]2UC5:LLL!H *(< >W-M)<(H/%>A3$K]9?7!? M^Q!%/YF)3Y)F/*RQ].N]U=\C @Y"]HN'YBA'3,1EAWPM.4K'H M8LD!G2T(?[O(?
FP#B@61;"#82!JD+3EDBRKBO5]P>0OZ<3"S:6:!TL7BFDO7 MD 1J+E6C))708N TAO'+= R@WYOF6843%#L%TY_;[G&8K1L45V;)(!9J5C,E
M,!^%YZ">I4I5[8I*IZ8NP0]Q'HR>9MM6=OYGKON$N*-'\WJS:U=9 QM M-KMYK9QEOHH8'@/&P.8FA)*HR**O$YHQKCY:SDM;@+OL(W#:F?EY,5/9A>H M\0.09L-+7H,08;?
\EKU+2BGTP>(#P=L]P0D@#I*?)N!7 M0[S_D$.<7O'S7G;=(D6K@M)T6/6'C;: @ %+B[P"'&PDIWCOR*AA\#OE0H] MSVT7*\H^2865T=&YRBR9VZ?VKT=C2;#D
!.PCVAS^@0P(>I05A1@OP;>X'1Q M^@S]!*,FML>*QKO0]"/!I(:"Q6,)$7*GCU*X]2#HKS<3Y\=B@$?>?Q_V=S.Z MT_4NJ5-BA)$3*C>^/=F2)
7,A&60U^FH>Q4<='HSBS0DQ9EY1Q%+40DT*38' M)G'< MH;GI$(MH62[?E-(EBFGNJRA*R2?U.Y"XB$T%O M0%6M"QJ2E M
*'9%E0*19:,D[;V@?.7"I!5IH[R09WEL98%T=\U5X).&EM"98IL7-@6.1 $ M-$8;,+V4 ^CA2@>6YDP+"C8ZO @(853[&RC8F+\! *752P'S%/@ZF&L/%V"9[7:H"J\(RQ'
M&E_L_M]JW3]?./*HR;3.;_802%))974*UM M1VZ6)S.C<$NTUER64]N.HF65^9@ THPN#>LX^OI]EL^JF>K,)(@&[\5%Z;VW M$_U-
E4.+3<3.+=DL=S04<>J$%7*T&A)Q8YWS,9QVYT# M\#&X.[%RCMX-B?^*JHCQ0L'D@"MH.U?1%FP*ZAIW33UX[]4@#!HZQR8V,G,M2$=/D/17RDC?G;8F969R(A M'^CX-
Z.&+1SQB9<%MERES0686Y&-_$EOOM',S JCGPNF5+2N(#T[,:[I&"5 M&;@SP%<-]QXMALO7.J*U1(#7'I+^,+)]C.[X[&+>XAE?;2U]]OA<4/4SK@'V MED
(*AHZ_L'B8IZ8NDI@DA(_BA=Z M?/#B)WRX:=B0>4?KB$5[J/#TG(NHCT2C?N4BP:K(@I3 (/<>Q6L4O 7!GNNK ML-E=U=H']^T0#90TM%7,[9%=P*5 Q3%[7GW/*G],$EUK(.
M]4V_>&?;4GMZ'8;<$%E:4J?5,:+OC!*J'6Z*.>/ 7?=:Z^CDO3Q,!)#E)NX&DQ^AH\&JT%8!--0KL]I4BE/ HIZU MI#] LU[Z8\>*[F6C1WHEVD?
A+M%U[!CBH[E))]6VL1,C"3@LN)PK9(B>Z:GZ M+G- *)(NN(K]0_DI32IS!/N3^:_9EW0RORR:3WU*KX!RR=S2R^R"D=&@SC#H M-M VVB*RJAW#2X2!9@T.
31,XB[5X)9&0U$]V7+\' XEIHY32&#(I*()S@IE MWS4.9^'QD-NUDG]W[[>625%;FH6RJI;P+R++58U$:WY3ZLG-V8==BGYA2D%C M0$:0'(C>QQ%!NRX649FA@'G).>D=K
6R>18@F[L$V5P%0W]XTD30PT\:8MQ/ M!E^ND KI-2_6"/_?F\UC'5%7]%I1H)L>M;?.)YV#WMV ^X^6"7\G$/9@%;G(M-
B89(FP/"6[C6/6UUBZ(K1151*%V69!>6[)WTA[>]666;FH=X\-A=^L$246Q M_&DR\3[$CE&*9G:"%][/Z0!CJ/_U?[HG!V\.NW'4.^@=12__1/ ?ME]==\,^9KLF@'YA-5FSKS-=7N_>=3*:
M"W3B?[\X?"'/B XS'E *3_V *JA<]CC; C\>1$9O+G]K>&SK'SM?>*QW_14> M?+/@##9O,+J\UFT:-+V/!3L /3". OREBCX#0;Z]Y.OAFB7\6:P&Q?:C%I-[M^7H\4'B>Q3I\@O0 F&R?
@4@^C7Y)TWI/E\)EA#Y#8WJ,QWY4"90]71:G-SY8 M3^L]>UI[NB3O?2R]VI] MB*N)#B:YKFH*B;9,)+9/:L5^S.(SF4!3&D8QOXMK2/GB>./WE/[]Y>'JRS@ MTB#72DNV-\O.-_W<'-
>;=!+]#$UZ7AZMLL /-(.^='G_W.>X]?'4.HI8U*F%\V[1(W;C7.XG-)RAJV%RG;Q)G/;!JI/^ MOH.[X=_M6UZ6^0X>@@NKZ)2P^)I&3?_&Q;M@8MVUNL=[G>9C:M&?.
[[^^=S[R#\OO?FVRRB8/0\;+'_-AM\&4-# M@(^3Y#_)OIL\)Z=GP>0))D\P>=8P]?.CU0(F.SGW7N=L7^=^U.D%@R<8/-MJ M\/P&91'72?
EEWVV=;GQ\>!ZLG6#M!&MG'<'2P_V]\4^[^SOWP\Y)L':"M;.M MUL['LIBF>3),H\OB%CH7[*^]Z' MG<-@[01K9UNMG8L;X"#>]\#.T=E!,'2"H1,,G?4DL4[W=NXKWO:[./<5\W?! MT
F&SD;L\,.CH^ACF@S&=9FN0C*QP\;.43!V@K$3C)UU7/BG^QO9.#_>W[GW M5K-Q@[$3C)V-)&YZQ]%'H-[?9SOG\+07[)Q@YP0[9QT9G-/50!MA[KLU]U[
MZ@0[9WOMG,/#XX,0U,&@3OXT=!TQ^:XX.]!1]>?(J>GFZU\B=PY, 40YV3[![UD1RN+=W_^G1_LY]19,O MV#W![MD00[V%ZJ[SW,_6)'(.Q@[P=C9P&+_ M*QW"2")J
U=%21V]FQ;E//I'45U#:]U]MG\.@_VSQM7\/1\$"^AX;PV@_/5 M:';#W'=K[L$ >CBV(NZ>G07[YVGLGS(;9N:S_P*^0618WF>+QXA^V>/8XY!-P/2'DL[4FS\>RJ,RAR693 /3LL[5SW
OMLT)\9[TIT[V] M\4_VN*'"Z<'^LM+L\]P/0M/08/9L@]ESVKK8%Y>_7OQV>;'>]EOFT"V MK]%9?'2$ 2!9H8T\BJ;?<\W /W64;R:Q[[L9&1K=+]X;%M>.S;M,N#/[,+ MUGN[-K@!6K-
$L+L+0 2_M^6-KQOLZ]VPLA MRQ"RW%ZCY_#@('H+GTJ&Q3Z;.X>GH>HP&#O!V G&3IC\=V!< @@_&#O;:^Q\ M-E_\9S+(\KI >LVTW&N3Y_P\F#S!Y
DFSSK(EO:8:^"\N[_AG]NV^= M8.RL:;$_Y>I+>I'ED[J>K,JVJ?;9XCKLAO!,LGF#QK"6\LV(K^%V<^^GY M:ER2NSCW8/&$\,X66SR 6+Y,RS(9I !9WF=KYR18.\':"=9.L':^OSW>WB;R
M5MSV8.T$:V<3B\VU61^++*^Q0FN?[9W>4> ,#_;..A,;)_N+X@ASW\^YAYZX MP>#98H/G=B:?DJK-"D'X^@C]'C[GWVV7KH!>QRLEV"]K"=<<;B_]_<^S_U@-=AUL%V" M[;
(&'N_?/U^^_VV]#(!+Z42W.@K8OC['<>_H]%ER> <"[Z6:<]4EVY9[HETT MSX_6BE;=E54Y7&MCV!U9E$W51VR'5SQ5-0?'?:0/)KP-C=W@L,'8_8BBH MO"[*I$Z9S6G?0?#=N-
<[#:'&$&H,H<9UA-N.][?4_WR/^TH?/PTJ[/E=+R'4 MN/XU_0?^HXI^S[,B#ZCV\X#S"N9+,%\"U"E,_GMP7B%7&@R8)UI3X"# DKQT MKPV7XP#Q"H9+,%S6Q">]$JGR3LY]C\V6
/$*9LO3Q5V2LE^4-YEYV<=)\I]D MKXV7@Y-@O 3C)1@OZ\%HK]0":Q?G?G:VS\;+DW0^>WZ72S!>U@_"N[SXU\>+ M)X"F'SQ/B&)\?G;P+-'IS?4. /550,1Y?
CK!R&]L,_G9SW0M0Q1!U# MU'$]<.V]92TWTZI?G(8K)A@Q00K9BTW^>G^AB#V>>[= /H*5LR3 MT5(<'Y %L\]6RV$@" A62[!:UM/J=KU4J6'NSV3NH0U,L%J>#(/W]A\7GW[]
M<'GY+C"IM\9!XX/CHV>)57]DH/IF-Z][L)HF/3XY5WNWOGMD.X#USPLC?=Y= M:R/;75F5@[62*>S(JIP]#6YFEVXJ1M2$>^I.BTU^'9#TX;& I'\T5?"/9#Y,
M\^B7M"SGE,P]W^MD[FG TH>P: B+KH?%XGQ_$YIGZ^T3]:SF?A@@:2$L^H3Z M-?I7-IGLL]'2.SL+1DLP6M9)GKFO=]?YV1[7_^WQW'NK54\$FR78+&NH_TNG
MUVGT=W/!W";SO39<3@((+1@N(=JRIB9[>UL >':^UHSULYI[*$%R^7IA*W; MC?Y(JSKZE!5[;;CTCH/A$@R78+B$#G-A\M]ANJPT]6"Z!-/E^V%W'__QX=UO M[__?]0)<=HSGMQL?
GYP_2Q!]<[TW9G!MXV.[0]]]?K36%,4.+/ M45][7&-WT#D+UDNP7IXF&OSSQ:^_7GP.6=,ERW/.K;GGJ. MIG*[Z_Z/#[]_OOSP6XAP+P/1D^T<0AO/PG/>NWCEFLW1'5J8]=JJN[,P3V3(
M[E+;BN<:W@ZQ[?#8MCT68MO?J8PN/UQ>_!I]^.67]V_?12]/7T4OS];H%]6+GS\T?@9WR:.VK;+OT_/?K%L/*%L)'Y'YV=Q<>]\W_A]Q(
M>&K+GPJ"%IX*@A:>VIVG@J"%IX*@A:=VYZD@:.&I(&CAJ=UY*@A:>"H(6GAJ M=YX*@A:>>CI!^Z%.^I/4_-]A=O/37\W_R-,+*<9U9X#.)?^"+_PQJ\W'!G=G
M9'H(A($!F_GE=9;/TF%4Y%%NQAI=)U>IS=,T9\-O..IU3J&XY;JHLCHK\A_+ M=)+4V4WZYC8;UF/.^>@_Y-S.@?N3I%\5DUF]_$\>?>6Z!_>EKG"A>EU_.?3_
MCBUL#Y;M=;],DR^ODY$9[(_)Y#:95R @:D[3+'_=6,/F])=.K3!' M2I8-TT%1)K@WLWR8EO"4&5*R+4.)QF4Z^N\7_R<[/#[J]8;'9X/DO'FL^:*2G^NL/R4]M^Z@W)RFOS/ZPJ+;B M
P"2B6^V8HV)2;,TD^2Z2G^4_W@C2B++<8;X1V_\#\#F-Y*2^#WZ-JT_IN'OJEK_N"@ M_4\>^JJSSLG1>@9UTCD[/GK0FY;__.CH?$.S>XHQ=8\/MVQ,IYWC@[,[W[0B
M;'4;P77;]]CYPF,;AE$U[Y-V[,O;8FH^.O]+%7T>)V7J05"^'=:\??/\,!IE M@S3Z6!;7,*BT>@#H[EE,\),9$=Z]G_\],QL9_9*F]:[-\9'VSPMJW%V';V'0:;5SNWMNWP(!NE'\\?%,/HU
M3:H=)$!9;2G^P"\8I_/"#,HX3M&'P6!FAC&81R][WUV*X1Y[#F#@U5;LSR Z MEX5Q[J._]LL??OHMK:,/1M$;K9!?T8_>YX-BFD8O#U=9P)569F]6ER_-N3F5 M-
^DD^CGMU]'+HU3I>?^CJT8Q,Z_(P3^G\U3 M8:N>S5//L0)X&0'A9)(:F_-S71H/,OI[@A;HZ^CM."DG9ES&A#IYB VZ736Z M[7/^[8>+Y^-./2J/Y+.8VP,)
(I_%G!XF@L_#VPTSOZ_7S/>3"&TIN>/64#ON MSL7<[1U$?Z15'5V669X9;_SB.BEKC(&^CB[J29+72?3R\/ NOG6U:L[[^GG M+#:'W8,-$TX_"^WR>S[881N@MWLFP/G1_K:
<,W/O[NO<#]8P]>>LSX,9\)#5 M^MF\(,#P50++/[JF[J4!6XQ<@?0 %/4M9./CPOX9[MX\?NF?^B_YU5=3::TX^R?&C>^^-K>.BQ2VO:V3->=E\]BI)=B4S"6ZBSS@FN
M@BN;NK95+E'Z=3"9#5/]HRR/BED9#:$DJ+A&&-)U=IW"1Z(D'^I'C3,-_\Z* M,JJ+Z.=TD$[[:4D:_K ;1[V#WE%G-[:SMVW;>3E.HUNI)TRXGC =%'DQS091
M80L+BU%4C^T&FW^;1^DG5) Y,IMW.\X&8_^QVZ0R;TVR"98>PT/NE<-9"6($ MS]?C,DVCJ9G!V B3V:;A;HO!X3:*@:LFKJ#4'[8\3^NHL <^HQ))V,6';5KT
MV3SXODZGT6DG^E>2&QD#A6"^]'-6#695E14Y*H6+/)G,JZR";[MB[K=%/D36 M(WSF4UK-)C4^PKJHR"L[J&$Z O0C/+QL_/"2)"I!R ?9),,7@.*!HE"J NU$
MNR%F1\]S1=O*ZNTT$V,HIG6I3U%:BB8=JO8]K'433+$_B%&<,PFA1F1H.B MJJLX2E :=EIC'&_;5@(S5)*9DU??%I$Y?&9CTJ@_RR;PJ/GI.*DCV%[HK71M
M]JLNKE(LCH636J;7L(]@1,S*ZZ)*JQW9II-MVZ;?BAKT'EAG0[#)/B=3RW(R MO_O@;$QK>V/<$<$XW3;!N(A&L\G$GEAS)+6I#DP;I;D)\\18]6_-3TJSHV6: M#,9&C*I9OZJ3O(9=-M?
E]23%G3/2!7LY,F9_/8Z 9<:X9/ F(TV]3G0Y-A)B M/W>;P<=3\1R, 6D^AW\OI0H@-439P-P*3& L,$Y0080?&K!?G4VYB"9#&83 MEK:9&?+$+'W2-]>^N4-V1+3.MDVTWHU&Z0#X+
(T&N:Y1M42L5.+(XE.SJF7S M*R(G&A5FXZ_2N'7/XWLVG7Z?U?"%? 7UMU3_*6LENC9"68&5:*ZN26*D4>81 M1\:,3,WG*AH>S.HZ*\W8;S-S#$:S>E:FV@W>$:D[WS:I^T=J,:[?";C':
<@;D:_M&J$9I**5$U+;"]JZ]K1K:D_@AT%=N/-WV#$7.IR+9%(5+AE]'0,MYC9' M\\WZ7:E9MBD Q)63;+17FALU%D>9D;;KZTDV@/&:\Y! < ??
1)TG,A'X@7=L$,3238_*B/$E_DS87&1W%7:670 MKC%K8ZVAK*SL@.E.*M-_S\P%@=.#)\L[+X75Q?S!YR7\7?B[\'?A[\+?K?)W M>TG>WPOD_=LPE$Q 'LX5$QF12WU8_+W:VM;--
PV#DZ[CVT M34/WM-/K]M;$JG]\?K*>-@V'G<,'=GQX@D%U.R>'=W/];V!0YYUN;^NV#VZF M=75J6-N@CCN'!\?K:-7P+.B$2=']WS3!Y('3Z\NK!IYK??!#UD/1]A-A-2Z,
MF<1>KPH2>S,9/"S*Y^MDD.[UBEQ@; IMOS(9U/#?T/HA>HD!J6)F/C $\J]U M$L4_PV5"P:&U0L%1ZX7_AC7;ZP6Z9VU^^/SO3O2+BELJDO>&QWQ7)>,Z^*V? MD$H[?
&H;/[7>&LEI-AQ.TB?/JC)K7>]X-ZF^5IM_-SX\/XV[9R<;9'?:N44] ME43B8RSG1F;TG26'6U11N-
I\EU44;D/!X&HS..G&1K6%4[W&%>TT:\G!LV[4[VV[3K];KQ\5FX!-9Z"033;H>V_@D/CM_Q!W=OP-R MW'G$^RDG&)T?'\?%A+^C3]2WJ>:<;].GN;.?I
M27S0#0;'6H.MP>#8H>TT!D?O<5M-[)3!<;;/LF(,CMYYW#L/$8ZU&AR/>/R" M/GWJR9\=QMVS1TQ<[-\!.>L\HKX)!^3) U;=SL'C7B [97"<[[.L=./38Z-/
M#X,^7:O!\8C@HZ!/GWP[N_'9\2/&K/;Q@!R% [([VWG!X-C18/C\&"? M9:4;'Q\=Q]U>B!@'!R[HTR7;>1"?]QXW1[UO*QJ0KKNTG6!P! S'R@9'=Y]E
MI1OWSGOQV>DFN[WOW**>!@S'3FWG<7S6#3G'@.$(!V2)P7'6.7G$D-6N&1R] M?9:57MP[.(W/CAY77O9L4;N]8''LUGZ:(W(::O37N:2'X8CLTGX>GW;.'[?P M8*=LCL--
RTI=7&\JPM$],MKT^#%2<#"IS:C2C2WGX[B;&PZ&]>AF]O(T[AW M&@[%F@[%8RUD.!1/'LEX##.1S\1.F11'T7\ET^LWE^.T3)&5?M-2L]$RIOCP M\"0^"MP":Q6RPT?
1J\%GV]1^'O?B@_/'Q<+MVY*>A+#&+NVG,4"ZCUMM\' * MX3L7>W=(;L.G-L82O'T4W=B;&_TJ7(-U(5!B(KE+B MJK$61[F6I2LI\9OW2ZH)-
H>P0(#&,B/ZUS_G=#\%;3^[N:WK61KHD]U^K6G-R!BX:]![2F],T M]5%O_3\SGI/7_A(F7O\U M).$"VQ3Z\T)O6M@FX4ZXBFZV.DFZ&9)0]#F<^WY$;_#?@-PM''M!/%BL''-!
M;QF9,N;!Z,R.(S8C3D@"-G>9C7],L1\@\;'A'1,+$ TD9S3B2\./T^'T(CWF M&YG=Y^B2+L)-\1D_,Y^3JIZ #0.(5CQDB+@ OZI@-M:-N#,X*>3]_BM[<8S M)MY<.IZSC)</NZ7?W7.TP-
Y=HQ>]>UHJ3RI MYZ_E;)_ 3:ES/:7K >#7&.4CRLI/ 6K^D0-#?[3M>.6PV<7#Y ,-OK'HX@$B MU*?,E/ EN2M^$3:!=\(FH*!3A(ZXW<- ,W&K?\8ORWX,<\W"Y^29>:E,YQ,+

M<%%H1N*7J7V0NU P"<3ZC7\$D+B&I2'(/K,E=3PTT/R"IA:XH@5+\NP_C ;A M\VVKR[T"JQXKNV(3#A6I>#7.OS+D;-./<1Z?6+V-7B_IG[YW/&R_%U#.20<5 MP:V/)'6
>6(F;FU@7+NT(::[$(S)T/-VI-3W7V.7 MC4:PX40;&KLKWS4$NSK- <>Z\>"H/;=FLRW>IL?32::T5?)H<<4()8V,1M7:*^EQ#G4K2-J M*:W:.M9.Z[FEQ-G7QY>JBHSU?
H]#_[4>7!9AI:B M_J6J(A=M%;$&$VTX5-UYCDE' RQH@QT<;#TU8FO#"0&F-M-&A<6[F6$J>IFY>JAQB# M3BLBI]#4NZ*(O/V^8C.'7BKBJWU?HB(RT,;CTW9^NC"0&B/-L!H7>-
-2XC3U MWJ4J(L-.QZN>PGG9%3WD>D7M1??31I4:HM201 T9#K2AH4)$CHE/?6UH-L["
MU%;BU$>7JH88EC[NL!XR5GI()6Q^HMXW7G9@":_;EVH7.6>@R/G2RIC;9DQ+\V+!L(S4:^N"7ZPM5.\YI!VET2:-N2DK+&&N#DSAB+E#M&&M]ZVP&YNX0XWE]+^>[
M^^B##FL=YU/'6Z!V7+_YI-0-M>]+\1&8YD"#"9KF)&@S2$?:>-(X/U9+:;-W MN=DP5J>#/PQ#Z2"5P/F-N6Y(WM'@QK]0Y#]B8=OVW#J.6+BV;=Q@,-&,DP1_ M7*#I8Z0-
S;/YM#M#C&?6/,Z7IMIIAXNABJ16 ^?+,@[F3D1^8V$4^/:W"]4] ME!WD$NT@O8%FC!N7/-IFD(ZT@=4X@+:4-B_8#C+0K2XK)*I6ZH[H4Y?:WSXK
M343M^X+IF9VG#0N'):;0;I2#/W]#Q2FHC21&KX+#I=*_5\]M<6J"+7RQMV MQ/Z#[<)[M>\+5$.&EF8,&U?$HLT@'6IC2Z7C'DL-N=B*[=W.QC54G=1JX/S"
M/%QJ%#!5&T3M^V(IST-,L\1<38)>LB/>6<4;K(PTTBG59&5*W4'5&J?O M M<$)&OC)[X<&<-PX++S%D2NDD%ZB33"S-/$DBW06K),/1*>)6E4IR45S)TH==
MUDA4U=1JX'RP_]?Q0K8F_T.7JU?DM;^$-:POE XNM;O=V>N6G3=XI*<-3A)3 M=L%JR:#?.--32VGS@M62D3[ILEJBBJA6 ^=3K)1=5:K@?.% M+L/8NR%OO1OX#H:
WR^[W+ORYURB;F)9VGBH'#I'U4VLH4J[.99N.1Z4 ^.I'U#W^X3?GL8S)3?U@QH(K >V7%K"$F1]/7482(,L'0--Z MB0PC]%UGEG[99!99?K1#;6B8VMA*"Z^>@;YV.Q]?-7WI57
(,MV7!P0G%UZ_NG%FT>#D9Z[WAX(FH@02G_=UTS!*O^GIY9]7C334C;&E1E(CJ9$>>Z3)[I%JWD//: H? MUU)AGAG/JZ7?I,Y^?H_#R)FO&
[.C]S"AOV3IB+-1(M&*%V%%.71,RC7D26 M=$VF*%'Z'SNN Z-&+9;QP=!U&"\8+CP[SP-GIAM?,T7ST,1^*/F6W*K&=G/:PC6[GV>ZUYP$BP?,S M\AFP@@1L%; 0?@L%GF5?
_8MX&MXQO%L-\;=\T<$,OPU!&RB <<[!OM9 @[. MB+]B > ./,F^KYC'T=>9$[I:N0 <4&$TLJ*@+D[7N:$(Y9CVAMEL.66!N))8 MAD;,GMG7R?MY_EDGA.4
WLX#QL3J8$K'G^T<1",';!M &$ARX^/G)K]S7!LG[KN6B/)=+![YB'2XIAB*"#W.$"1PH"Y:!&&_V^KUN(&#YA?%7/V(O.Z9L?%T WPGM!9O%<"T5K!X&Y\<<"O&_H(!@ MMK]
<,L]F,YW\LOG=E#%8-FP#<&0:RP]1Q4A?(B@JV'?!_$H4B9/?NL6$TP 5 MWSQ^JJG45&HJ-96:JL-328'7-_41&DU7?LBUG)X5.0]^-H^I7ME9];+%N]/;)=9-'"/8W%+'T?
7(=J'\D<%I[(!P\WM5VYR/C^)[@)[%.@P8[8?<'O%RQ@P(\"G8$FT*4LA MBX#-__[D+XXUZ)OF;#"VZ<3LSPR##J>30<\8#\8]VQJS_G]'H(QQWP#<^U[#
MA'@[_=L+^F/9.=Z3CA+ELY*03H"E?,273@0KL'?KV'O.]*NXA+_W9K +N.J\ M _"EP>PWSW\-H7+XSJP@.&80^-0!]; U'O#R4&6]&H+^V!8/LFA-OF^I4]& MNR>__TVY>>
[5E%!W6N@[$OM7#H)/+,!%@9 53)U7%OIK2+XDIM--N^2F-7H/ M/E3ZXGNU[Z,D-R,^^/PME 5+%;3$T]X2I MC J%C[BOMQX+CGES:Q^N#O43]KM3N'K$??V#43=:D-'!M@#8C[$
89]H MA;!'K0$*MZ^W1REFT6Z$5=I .Q#V/>BS ?7LBT972S]A0Q*%KD?90PO^C=EL'ZA';]@20^EB MS%'[\OXU[@3VNX6S"/TECJNR$.FKN=D#LG6I#?X]D-OJ)A#N., "M
M2%O;I6$6:'N!V?!M1(@'YKN?*-<=/YBE51MXWOC*#Z(#D]TK1CESMCM/=#^] M.GBZ0??EHE;G5;0@B>(-NV6NO^(<\I.S8OCI2>K/W7/M3WXLA(O7R>5H0>*& MXV&"O4C0P/^/
[(*_-^9#13)#P?$3G8NQ10.\NRIH$_A@7.PN8F^MCL_9F7!UQ/A #UE[6 M<60"?-!M\93F,/74)3W5CNS!4;W4.:$?/>PVVKQM?5VOZL1&U#O_5NU<.# O M<^]9YN?'.X\%X<)9D?
>X2!9>+$0RCR"1_WV):!"1-_6"W3H(DR]_Q&AE>L=8 M].)?GA/5R0#H(!C>IB8V*0/(:S^,:F:1=Q >)6GC"D2ERH* PGO/C@-IE41F MJI93QTWL>8$\<";1J[R>.!?
6;SPYW.RLY=0ZW;UP?G^.%;+1NWZ5QHN;AW7 M?:B[*&IA&<#P&!WCM/]$I7.MILZ38Q/9'8_VYZM_S.-HV_[<(M:7?1_O!S) M>N"K:B#?A!;P-4EX/-'@M].E
]\##:;4_G83^+$WNY)0F//_]B>"-DH\5"%' MO>TUET^:D[XVV,/Z:^WQ,)F@$*EKB#3H6UI_:"A$4HCT0(XT,K21U6A$.JJZ M5&>P8\=BG^UP/\
[GCLUX*_'/+*+.@VM2-.N_4%/ZYU$<3T":>]E M-L<).E"S=!S'3U$G5]E7'O,$_\^TCE2HXYP!FQ6U+58TB):B3:02R8T1R6JA(21MQF/+&I_(#OV06Z]97XRW!]1&?[07U$=V\ZDS4&?
0O#.P>MJXK\Y MG<%%2-B)LK9U0E$TE+5-#:8&.ZLE3-&:&DP-IJS.-44V[P%&5'1'PP9+[A?W M[B'6Z]7HJM8T9*R,7C\>&!I];1A9P[VI6L>#Q:,D>BD$OB0$[O>-_8EC"H$5 M
C<5@8>COF;U]N09*016"-Q4!.[W3&TPZ@0"G^=6=U#;VJ,><,T^<"2[K;6B M.]M -[%[T8\']MH=#O;V5*LU$LQO[!FJ,ZU5N]9K]RNV' WM!9O%B+$+[%68
M=C7DA>6]R%W+_H;4CIQ;5FAS&"T"/[Y9\-ZB83P-(^KQ^N.VOURY3/1*G,-? MN48A-"1WS'7Q7YAIA8!@HD>J!S]%^7(72[B3>)7T2EW!SP KW,,$4\=U_A3M M>\D7 !
[OY@M+D5U=<8J-MJ:P=EPWK!$&M?TP"C6>"BL:HGI\N? A6=(UF3GS M.6QU'OA+^4+2+3;4 M4HYY%:Z8C3N$34PCG22EKQ;87G+[H<*\K@\0?18RV*3O1YX?,6*1*1S=W7.=
M?,4>LE,?P)*>/ON.+7/A+*BWWE@2'%88+U<1_1PPK=@N? ;=M&(Z'K%?M"R@_02 MWKOEA /OQ5@FO(G:"P> $I))[P<"H/+\)1!I M=C8 64!->)>1-0PL&*#-PI
FJUG2W^&A(BM'@>!$:YV\@Z\ B YV\<5#SUAB M]KA6.%SL6NW &87(H;/S>-!Q"-C47G4W&Y"1L@ M@Q(L!# MHABD.:;H8LG2##2?0-V8Z>86?YP/_.]P!JU=/A
M,+^>T(D$NP!IZ]L.WZ?CS0,JAL:EW/G!-R ,EW\'A$-ASV*-H!$PP>0J@"27 M@(+VU@FY),\-%*]F*B4G#9\Y>;D!,[R\W61E[>T<=JQ M_,>_30-
\N=;M\=2O29CW3=Y3_=7*!_S"3O+\U$$AEM='067Y%^5$O>P5.@U] M%PBD\I6F7-W-01$<^9^+($.A&W8U!?GR[8K.8;$OJ7M'UR&>>Q[L /,-&&YN
MOW*3_E)&"+L4;#J&8CP@+.VEUS'P:=@2;0I2R&+@,W__N0OCC7HF^9L,+;I MQ.S/#(,.IY-!SQ@/QCW;&K/^?T? X;FY!!C@:YA0E$*@/Y:=8PV:. '"\1%? MXC]K1-#@NE\S\
(\=#7>NEV>>8>29RNP[Q MV-XPFRVG+! BT3(T8O;,/JBX<*AW'I,7;=^%FR>*%!?!L)!@T AS^.5P!G<_M&VT-/EX4T[\2 T-!(H_+AA'6Z%&='4#<,ZV(P(7^QO15]K M*&.H
U\XSE"F/MS?L+[FY\/>Z#B+,G1C=-A0C[H"X9]'*0&^L":'&M11G_? M&W7UP?W7P^,$>C8D)'V3U3VP)W@7-__IN!=!,D[83F&.^07--UP-\$G8??C
M&M&%@D6$@;X1OA,NV+DZ^.S:!M@<8K(YT#-;?A$?/EK0^C'Z1ZJI'F>J6D)O MV*P@[$G-#/-!_P7\&))/C-J+*&!U*F8TA,'4V^)U!!>KB':.O=;;_610)R.P
MBSM_[7N<)Z#Y]J$@:&:*:TT2U\]1-O&8G+5AZ2WUP#XR!N23[]6J0-1%\KML MMCOH72K;_9=G*\8KD=_0^ZHTVDXR&/QYH5M7*FW"64_1
MO$!QUGIU0C]QEZ/5.:Y:MVIF%SG+1/'4B^>I(\53S\937P-=!/20]F.M(*Z+ MYJE*4;UXICI0BNHYP/[%CZ,%>>O-N*O],-]Z.^AK00,7YK]4X[)BK1?/6BV] MKUCK&
<#>L\C7@"WA0<54N\59%%.]>*9J*J9Z#K#_PFZHO2;_\C"%T"3_0Y>K M5]TSL+ZAKDN/V,ZU59M7<5B7SEO[*AS@/.@7K##GD'$;*PO(0/+7(7EPU:+F
M$=M7V)H*#+BXK2L>FW20TG<7(&PBDTV^KNR;L,UWCYM.IQY[X &U8W>7\]C# MHLH%I[.:HM;L2)L[OK3KZF.Y/G%5:6.-:A17#PFLD=Y+<. ,TK9.J=\]<&ZH M##Y%.:9+?
RR'$!N%G\^1K3EI/_P%28L<'KL-KU/JNRXOIB8IXE+B^=W,% MCRR)J!4NRN;KQ^-$.XNB'A4^C]690[Q<7C;5F?W]R?YZE9;Q9'_11@G?*T2P MEY:A#Y+ER*J-5^*SDU=M/+1"Y?
N(+8FEGX3OU%M< 7( )#.!7$5)378#%X1/ M@6\SAN]UHZSF;XQWD0CC*2_?'/GDE@8.:!I X3>BNGJR7XW8+G66LC8ZG2T= MSPFC@!?XS3\' SJ\H+,C2M;#)=7Q:(#5K^,@Y$K.-
(8'6 A#A?Z2?R+*R.-2 ML,2Z+4M%3[&H-7!-42[;=7A'CF@-(X=Q0#V;Z>0#]>B-*/VUI-^PI42N?P0N M-*OB;V/MB,##I>&Z7.<;&W0)C"W"M6#-^)4?R?KRKA_*\M7\15_V MZH
A(RS4'8?I>#@)%K^>^X'L#D)OJ>,B#],) !K[!@18UCO;"#:X@%^<&]E- M!"GMX"!O%1M'-D((H>W,)GRSY*&(MF*^1]Q+C[U;ECZ@0UC37%:&OH>
MO+G.ZG7KY'WMJ6@V0E;QFS<-P$WC1 YV".%S\TJLU+:#F#=!@>G#*'M'ME_ M+_C3?!6>GVQD\VLQ[I0AH+-!H@7UH'8'+8R*0=SV0'+-2SI;-^F M>)?
:!_Y4;RI)6L,AU7+'=SJYP(9C[!-:=#YLF%5],/ M VX:PH!Z4[.&NV8W=8(<.9L2#E&QA0BRL+Y*LEV[SS8W=&4@B*#>MX^8(G ML-*^:$HD.1)?!W*L&!B5I'Z-
@!*PX,=WZ\QBZ@)PQ7D*M+FY"8"+1D 6R-EP MICQWXQTY:#HSL%1@==@&:#Y' &"E_AC9PQ^Q,P-F@6TJPMB-.&1E2PJ^HHR; MPF[G:4U$,F,UU37[ZV]]60(9;ZL>PJ?QN!Q-]/#
.[G9@Z1/K M6"7\!_WC-#L8Z,/>L&%K&L*BAKL!=?\2F,TK[OTK778OFZ[>U]]O+G7G@C^2 M?S"W&(N\![$/:?V]SUEQ@J9\^T6%Z/J@@^+B8D47W_. .:^/AP3W!=!C8DA-
M*/7'YP=+13_'L\+E4](K5".O%PZ;;VL=W&+SAG>!\H,C->IL%@7]'+";&_)& M)]>S/]FR>\DL-<$PF#S*SIM(!1G2_QL%24H4'/<%763-5"1=G) 4S@J+?^KD M?
YGGL=F:_,.QOW4O?;:NQ# >9>>-._\J6D@$Q'OOEH41]RCF)01W-**OK].B MXK-C+V@P(S_K@CA\C[S_]Z52R*"G!,86D7Q,/4^=)(!_^@N/?-')!QLN'2=(M!VH'Y@]-A?E;F"\[JJ%DZ"3J?
Z)+YE+R3H?!5AOZWP7A_N!Q]*)VX?[/S .V MCPDRL1GI-HYEU^.ZN!?M1W?#KRF<="@-JW<%:=\4$&3$9F$3&# M#/24N\2X/QG<6>:K#-
*K8%@W:J5QA_L58_K]N=Q55XZ51');OG"<8)@M=5WY M)YS=E,%V9'SP]Q6<(OPN0ST]+P8Y%T:^_6WANP"H\'_^,C:-T2NR9 PI7"AAQC9AS&JB0$AXG]&L,]M5-D9HM0TA/E)!AL"
M18".Z#"O(UCS(=!3!Q.YHR&&I&%7%C;;Z3?(A,%TS;$@2^D3&)(F'()C O] M)P7\"M;$[!D3G;P+_"7Y9^SROT>(/&^8S993&!T^&&NDL"S8VBVL!Q97)H/D MQ3P301O##W'X=*
[*H6N8BJMFR]|]D)]M^)#9MNUQ M,E5GD%OX?C90^SY^ <3B7X'!)>#NM1Y&Q@!A%$J39TT059N+M7)[,<(MAZ:F M*='X(WPI/^IMH+)I
BJGZZI!-7Y^/?!B]O+OL!WD93[R[W#S#,?5U+$Q9#?. M.LC,VS4)PI_G+)\(ONS8C+%.\B-N@_H+6T4IK(?5L,;0(CP3W%BO8<0/VE;.->;XPSYU=RT,2 5SX(6)BC= GPM1-&
M%*@@MX1NH$L@+6H)R\PIT!L'#J(185%$J\.M,CCJ!QK8"S[D@5>QB\X6&1TC M6Z3?4]DB77PL/=1L\>GZ\U?R_OU],R'[UOY,R,;M&1-@1'&5 >;)!]]
M>T&M,LNND):M$)GN$C37+VCUX@R46WN1Q69V,!B")[TVV=0),D7LLY!,_OY MAS#E=4)L?HP#8HL#XV9* F^^Y*_M?__UPG'U.3E$ 5"]16D(T##<<*&+G#'R-M;$X*-E%D$+*>
9I9 M-U946S\Y$Y)\BD$%H"'CVWC[1XRE&$"YB@.0RAW)JOV:G9[GDU5^PP7<*9HM MR0Q@(%T>(6D9IF7\]\;0?U_=/(&!H[_M&8ZS0O6)\CLT5]_ODX8X-*S5=YX-5Q\ISZC,/?GQ]
<N;%["KGSY_O'Y# M/EQ__M^W7[\T.'98Y6#3761WWK6+FI1UM3WSIT[M.O M:=(K_^9\:YKHO<'1\HH;N*;1@9G/%(G44CSF($ F.@SJ(19S$Q]?$9Z:(K:F&9_ZR&+MA"A*FA
M[IV50%L)TJ$^F2B0'A.DYD0W&MD_I+D=U M/?65-GADJN_I(_/TFLN^@HV%; NQC)UU Q[WM8NL4C N@N.>50HFJDK!&99R
M\BH%Q7:,+6IB.6I,$\L:G8K3\DA_#7FKXC@,DR3\.X^ZZ]#A2('SW@OM,690? M09#?.C"63%(G^8QL4<9)I+?C[W!GA\4&:_(UP*3= [;?9/3"HA!8U"-B-VL" MB!3YQ
84BABYI6XLRLGY_)E<$8=H$?CQS8+X=Q[\N7!622[T*F!+AR?] J)2N**E;LT@"6 "B/ MZ=77D4N]B&KD&J'H:>0KA>/!@HHT< '<3".?%C[SG.\:>4-=EX8B_M7&BYN M'==EF-^-Q)+;
[Y2&,#F2$Z-"5@\GI,*)OB](@T8)B M'KCMQKR Q@HW&GL.K,HFU/XC=H0&!/,+BL,,]UF^3!PG.#A'=XW3)AH3AXGG M>U? (;%-;0A@2B%RXU.L1 S@WB" WS("+4O7D:1<[:UC>?
&R-Q MY+A (!*K ZS4C><*L$W+TZY U44^(*"5R?'=Y;T=S](D3C:@E""78BM ?R1W[0>" N0Y*-[OQDMQMXSV&5@3/#/EXY&S5]AD(*@.=[C%=QB\@M M?
(X8R&F+#X8/P7ZW!EKS9,PZ\E#_)\3A[2M[.LQ-> #RM@@+/XUNPMZ>6.=8'!*#M)J+X"W55C'O]PZ9_[PT@O^EO*URZH%IZ.-D:@$)-_1S$(.C^@&!"T .>;4*N@%A
M'/JI,=1'Z0:*,/\4^"'Z:8U:Z@"6H-'U@1@$#,R1+NT!V5@8 M%C+,38%K^H*,%W1D;'0;!Z5G(X1A]QE2R,6+FVBNLOZJ!+[@V(!D((V%Z(!# MG<=2\P7-
Y=8!L0$"&=$-0(ZD5!#E*\H+\|- D5@!HJ XR;SP2QGBTOF.9S^' MDXV2M:C/1)@4,]I4^ :6W@.Y8.%@H*$B&7<]Q.P1EOX-P@>8*>A)(8 M13_6Q7PE_IZ1(?
(%P1L6O+K/9I$H0.>GEJ'W#,(+FN)# EX3;;#WS;*[ZY3: MWT +@$.[DM@VY_^]>BS<>VI.]-%P\#CWZO(EY&&90X#"X1OCH6X4#]\@4\)V?
=J6TN@*17!)?)*$%$JX3@UA7=TE4R:K>:I MV4M9:$)33_NYSW@?DU^0]:94G=9Y'6A(KHE\$;:*-?[YY>.[SV)60-.^/AR. M!C]TE;FZ3%R0 H J7B]FQ,RD4JH3,(%-4O3 NFW0M?
%J*3_)J7#I?05%V<30 MAS\@0J/Y-YF+J*4%E_.$ XKUXX/B,D&8[7O^$CBN;]LQP,RN48^.3S^> MZ.8/HNC7UJ!((""!DI>W@-^BD/ R+0BI!,1&R$2I8+Q)BN?8]T0+R?;-[UC\ M 6H!*
MG,=U"JX*A8!>G$J2LX3] A/0C='F/G3R&B[(5[!^N+WLWS8J68$X*1 G/R#1 M\0,/A1:YH&B&8EY>HO)S<<1JN+"E0+:XRGU3IP 6W_+/Y(6/>;.$HGG7'LZA
MIK%33XV,/JU[+V7*K#;0[$>_IP;E$U'' N_H(84"!V".>1\2[.3=.S!@#Y M2Z%FYS53";2!;OP@# ZH*B#672$9$@$$1(CLV;X^EL_:*9R.:GAK#N/Y#4_" M=1C6 D2M5EJ+- F1O$%
(6#+A-K-M4X('I:+,T#J5NWJB'05D%[*.*,8"PZ" M((I6PN G$"'PZ2PS7H6B^P;C1?IL(;K@'%P\S:DSAXN-L 5-673'\FO!!?\, M%'E'4Z43U4PDX BN:CIY#P7% .>0L^@$;"A7(]CO8ITWO
&K8+#OQ,0DZ& *C&7NP+H"?RD@C#0K(WZ.8=^L$OE?57Z*>SVQ@[B^0W!Q[\6M4E-!4E*L0_PG M;">FC;>A@&(W:L$BGRMW @3\PB38*MYZ;*SHR_4^+I=^OK[^Q,5X'
E+H>3[MF?,F!\ O$4".!C/9^2JM+?WLR;OK+S\]>5[^[&M_Y@ ="!)\]N3ZR^LGS[,Z MG]Q#P6VW>QT:THJ+[#A>+K%K@!0#*$#Y%"@JLB6LDO-.V+OT$0@U0D!%K KO M?N4SE@-
,FEX%/P#RYI->A4\?E5V&=?$&))2V<9;O%(T=@ C,,$AY"[(0>2M[(MFU* [4CM /\"^;1 HRGP*(2M%,OX9T#7PL;M%S#/3CQ]_%Z2N/G\U,TGSATE M)%X3[C+K2C(IVL0!H/D%^I
%ZA$/F[=LLW1D/I MJ0M?GH3^ZP5\G&+HBPP*F50'A:CXC@[%=S1,)/,17Z)CSK%KZ"2?!9,GGP%V M-QZGL4XH'Q_0H2=%02+(.)<%O'"P,1+JKKE+E[P7\Z@([L>"K!?
D:8*,^QLUYXNEE3F>20C(; M1HX-.^M&DZC/R1D7\$68#L6N5W0MP2,T%6&V8:G.575:88QJ39B8K=!8%"0- MI+(3=?-^(SQ@0)=U7J7;L@V%$J7CQ'2!9Q2DV/%G$J=09C;
T3/CA=1@^3:Y MBV%)OVTHM%C=?B5\M;CN#(MA90FR) $CF;*M=+!?7FEL:'R9: *.W,I(8LQQ;1$: A?X& 47MHI M#$L*),-'[$B[O!QKE&Q/@I^$TO#$<2#/ Q#JTKXJS;-E:%%
[3?,1YU=DL# MM.21.17]B-$BS[O+;6(+G!>V?^'6ER"/R=P8P[LEY-:$5R8?CC495K)+C4SC M2/971Z_YTA&4I*7#HX74Y]:[VHIV11!G]1%?&8_19Z:\SRC>@!3$-K]D.? [MKY YQ+'
M.;BM7O'V>_79QYX.R7/')WI6D;X&'=6P)SGVRU<]D3KJH,^X*"_\M-+SW=. M'9='YOB28XC38\4S(=QZ35 3#7O/PX*B= /$AI64N>XY&<7BATW@(GX+%BWIJXJ-CP^$Q0
MM^&S&4"<04_BP7'E._&0P<6(1^8FQVM+ M-;7D1DJF;.X'&X/!?:R@V2<&]I+W%0(\"K=V,JUNED;+B6.%^V80>YD7),^X M4_O$%L]0YW9R_7R;3^--*O:)]W.T9"0& M#K9EP!#.3?
28)JDZ+$FJP0R3@A#<>I5;"Z5E#^98P1^.L%4EL6(PJH^?,2EH M^=D6!A'QG^CR30V X<)/XMSX\4B#] S)>AZ[$HTJC877GH@>D6P\W1SG_4D0 M3)33$-"1+O4R?LR<
8I6\L=!E]2 MX1P*+V5[BD/< 953.QX:=C$*+6>6Q%!6/"HG$H_"3C-Q5WM;PI6\9T?&V%:>_QMIY=.MDSG>:R0 M@'>\TI>3U[9<;1M E5BV1R(B'$Z)+CV^M*"AS22&;3JG,TY+$
MW8@DDK4(,G)X4+80U#?[P M5?HCT%$2\8$]=N-'#C=<^ZG+B MO)TC]3M(\M4/A^8+".1F+(VPFG!-\D!#F M#: +WJDYDWF/:7@XSX*5.729."YF-
W"OHS"OEIQRBEY)]H+4,%)L02G'O6(B M\CSU:R*C<'B- <#"4G=RYCE.)24Z"U$V19JN+%8-RY<@ O=2["+(]]E)JX&L/,QF-$24\P,QW M,:1 !,VM-
Y[.7:'0@0G*@4PVSR#!V=0,26+7#E'!PHH#DK"+C\@@7)LYM^FR M^--3.)PK9 A3AGG6,NPX.2/@\3<.?S[5)'+!?YO.ZM37^KL,H(B*$!<8<4MM MS+1HCZ9_<%P-
X.E;$>K\F@8!]U+_&R]/;=GPWK(B=K(M?B<,LVB;+,@[T3-% M/BPB!&))DF>9!D@F!1&$$[IX\Y21K!5Q,HD/.!L*F"T $G:CXMQ"-X#X\M;HPE7BKSR M_B4\-
A/G,=>;_#8ZX3'7G,>VQ8@[#,7,)1^7-:Y;E'VY0N:%"P CDP4A%M[M2&WQ $_;FJ_YYNUP&?X$'U,#'=< %G\ 885BZCPBO3"G% M)):P=$9RR2*CV$FYIX7-
W_'MF[4^R\2ZXLJ7A)DN.V[9C;D/4$<#E> M"@=,D0*SZSY/G=Z_:=!UF@)RID!4JB+*C"IYR-Y9OW7Q+)X6V 8TCZ07^6,
M9B0F6.3&_6WEQF$!B;:04HBL^P,I)V0?'TP/@PYLO2"]LAE39UZJC"9VF@Q M27T[>DM!=N&&I#7(\7AMR_0RG)1[P3]>^$%V'.(1F7,>BG]6!C\K6<9SCR] M-
>;UQ#+-6.1W9B45O9B7\,!'"S'>R.A 8%/G&+E/V2.W MCHL;E@HW&N; N&T[E&O/ M7DD M+&&]E@!]]?:+6A"0D?(P6G3Q(I!C;Z7&/5S*)1Y^#@YQ"N9:R:5"CG% M,T!_+&HA'/2BI*
<<.25/),3GR6(2(6FSM/"$#+_B+K28.Z&EBW/*1!D37DDS MEVHM_>OHHHW:XVRMQ*"0N UDC+"W)G$9U)@PH\T6D'L:[1*+S*<5>."SE=A(/ M.4V*F8E2.2$ 0.H$&W;F D-
/_.D;:]V,72CJ\YNDE;=[KPO1"^)"EWI4=YZX M]*%%A=/.*E-^3?T)N?$Y?\D/FF0K;B0)BBM/HL&)HRU42@VS&@?))//2!5:- MG6RMB"6X+*82Y>T-X7?
SDR*7W8\|9@I1Q01C@84F>TE&6 M4L5#A<])Y"H6%&#A/4XD\O5F ??)!<4$051".&5?D'XDL>Z M]5XEHI#[H_3JEI8OM<5;K-$8TG=7.4:"^6Y8TRXR]+[CZ#W M5&P)28I2U&-
X=1/6_[Q$?>8\%SP)UR/UJ@VI2&]]9[89>BQ=HFE(L;P-/@T\["RK/M @_F836MA#*4IU.G/:ACE=*"$.C86)+1[*3O1 MX(RAHE.&RD^8V;ZHJY-_9%=?;+^AR1J%G*+R%>N$FLSY!
(=*9JT+9;DF8;LM MX]-YFV+A:!*^E_>A=Y6 WZ>>Q+9L-6X MM.:%$$+,DW7(OF9^*16M48C6,%2T1A.6Y?S3);*4VS7Q M!R8N<7;P++-<8A1CWA\
RD'N92'YGK=&3.TW"?!&F'5B)J'].PD\)/@EW' M87G60EZ0>%;QTL0M0I3G^XL00EE(7F[&XZ;(MY+J6B\CA0R8I+;)70^D8 L'XXRG49C(P4>2Y!_Z4TV/B0Y=S\\A]/I;L]I/4 MT*
[V/:UQ[MP:Q:W.QTCA;TD]Z;P@F<5:+.4,D>8_K+;%4_V%*81;2/ M%L04OUOQN);D I*:[!/+15:MC)>0E80FK82YG!:,_. 5Z&^$HS>GY0$53CE1 MR;0QX<%;2ZMDF#7C2A:Q8Z4R885[
X3)DD:YVY.,_DG;=VUM2QAT-B?(*N/R M_!5A]"DX<[*E29??#&YS&)M1>+,D-E"$ V53R50\<=X%L:;M.&+ARL# FQPL MRM;JRK+GP@IS(R(D\R_EI:/L:;-.C;_8&X.G-
LK@ZT@F[N;BJI*-I[3G$\U M[T;E@6,[;LB5>TW#+J=PJ6>YD@%)/1# 0C_1B,X&WJ+8O%O")B/EKTBYKA8 M'4)D+Z:%!K3,-LUW%HKD#&G-BK!ZR U&H-
R@APTQ59PR1_!TW*G3&3S@JWP M]2QH-#NF>R%/<5CI.IGK MSK74R0"++31RP-V,<^(8D+H5\I$E/ Y0!-D5'Y(DEG<\:UG(RE;KR^S+,D="
MGCN6Q;EXG(MDF?!YI_[2KMA5..^9DB)>I)C/+(J<;^7&2E@X)@>2O ME0-#2D4Q:_)LV9;3;28MCSL2HO)^&U0;[N4\U;#OH/4Y><-Z>5B6K :ZSO'8
MW*B\/H*XI%>A1$K:HOXJOL'#T*3/+#%N;T>B972;38U;R&+.BH$P'.=6*S?U M3N=XAI2_^Y>X[6] G$*LWK]@M.A3D=_/FTQ69,L)2ZG-PQ](VC>8TYP(\4,K
M0*Y:=*$&;Y+8LG&!22P$./X"< * ()/R>*D*'E<=\IQ>?LL%&8+>?Y;JQ9T1 M) D#3>HX;)^!E+;*)G=FKNFHWY2/5X6OYZ6URN'07'3LH:-#$HKX2_B
M>E%8Q+Z'=E@V*M[0BIID7M_+6U6P]"SV$>%=6X)4T.(DR>>)#2=U*!47%S9>JIM1,G8^R0ECY&KJA^SWT"1 M8D7N@IDKN:WE&J DD:M[:0^"?#ARP4;!?
=FY3W1,,\S*:O!V[<@&IT#-SZ4V),);RGP+P-UY MV]L"W\D6D3,?:P(*\304PA4K6"?!7&4C\Q9OO <;O^7*IJ4"'!N!3:B=R3S" MM":^=-
BG40Q<+791RGEX)!Z_R*91C6H(N:>:A..T9:O_\A@.*7SX ;6,35?E5G"RA-T,%DF\M7PHS= M')F@IZ)MLE@,D-M\1022
M$*KR#QG3LV&M0A>7QZV721RV;3:=MBRX^UP!)6&)R<1QEOC5NS,FFAZ[JQ75/81>R7#PE2KM4 M9\H!193SVG(D)#RW$W+Q(YX73;$D)]5268.:M5!89\+)F/.[%6/[]X3M)^I,
MB1Z;H%V).JL5,]1IENY2(O5X /!F.?*"L.:VE2P]MK"?,HWMM^PVGE& 3)I- MAETM>!A_%E2Q,6Q2+5EJMTDV'[\Z>;GN*,EX./1"U'2D-B!K69-[&(27H0BR MKN\|V8/GT"0[7]+?
_:)FDKJ+\^4YN&:<%3I,9RNX5$7QVLR6G-O$AO98 H$% M+SLI>4VQ%$I)*S1$ X];7@N]U&5NRKW;38_WM)L>/@(55M6;2^LD?,Q8&WK? M\=KQ'SS2TOV8(G;$?&2"'
MD=*1;W_#*!(,?$DP'LDZ)*QP]"0]=203^,4B=T!=3_M#O4=@W6[B:W@ZMK)/ M>"V.E? 69-?9K'9PCMRQZZMS\S+$F+S/L= M.H^-WM7_RE*UX@"<4(@>_HXX"C,7%2-

K/.P]"G9Q+81NYKYB02J1]7S#RXE MRB,0/B6^G:0UJ48VO_F8"L*WA<@#9!S9=^\YF70"MWDL-.^9GJO^D8:028G/ M?:^HI$H'UA>Z9!G,$!=A",<7VDG%EUDA*G\^YQ5HLEAU4;\
'2>)MB/U731J M)^T!$IZ#;MV Y2(-;'"6A M[LOIL/Z2*2?D?U(@UV!-A+ 4I2%D+?$2%U2'&^38J.Q*V.6::X3^ =Q0!QZ==MI37I#B_6RDX\WW]I6
MCL5$TD9+R1*$,0];FA<"J(+MLCKYFC]_7U)RT92#H,\0Z>C%00Q*+Y M$WZ,+1$D8PH7_.Z-[V]D$GB%$!X4Y/G8O.*R70?N7""DUB+$733C1C3'FPF.
MG3FD^QC4@2;%#FXC^9&V.Z%;R_E]L7HA7._#%S)4&W4JZFXY\O+>!,_WKK+U.Z"!A#P(M(FE1P4W5!.^EYX@A1#S81]3-<;P8]Y<[.[[Z9!&XQIO MOT/33R"+_W/_42IW.BB)
(RG/,,3!<7F7A)1$9(9G&C6#T)_SIMLBSD86<,B$ M'WGV5-"L'\,*9^'SVEV;RYP'8FFI0P(3F:ZP-#]=A>QE\LNKF1.N7+I^Z7A\ MJ_RE5T5IAEKC+ MS1X&ENPQB?9()O F"HA=@
9/D(%BWH@1^UUPQ^$4'X U%H% M^=-(C-J@MTI +Q%\P]4L5GEZG-\SQDFFJDG2AR+%&8X4;S<;Q@5)325[Z9$6 M[.AIG8WD-\![G35I!_VA-ABGM1].NH MQ9 O0/@9:L
12>4@>!Y$ILW'P'+P MM0D#RW43\XLVDF-Y]\0+(TU+Z_<&BC1/3)HCS>HKTJP/L(_<&GZ1!#G23+.O M"/+$!&E]_4$EE!5!;@'LY_V^LLNB4VNH#8;#IAH)%)\X#I M4[,LXYP7\38R
MB_<;/O,:G*')J%'. P39,BHL1Q $?I!L#1Z ZT_M!2E'P:VK7+]M*Q<_X4H M! .MUQ\TE1\HC>!(&H'1U\:3D;+-=XR3?9:MA'*%\B^+?PVMON)=W>9=P]Y8
M\:V.\:V/A<3MRV)9IM:;C!33ZC;3,C7#/"O;:B-7^ 5KRC\3_I/G(I5I9^'% M2^,;HTEC#3>*;QS-Q6-.)F=R\31>U6G\ MO(=7^FO)5-O@YKUMDW@'$IKP92 MA]LVF=XJ'->3\:F([=
(XUZ!W+M=T*]G"J"E^6^X1#N91LANZ1UF')45TB(#* M-SXP!YHYZNW&XO,@:]N%L5I@O06^X+GP1ZY6\./?IL&+C#,[5A4< MOM""PS5RMBLUE\?"UM=Y?#
MX>XB'PU5U=^N(C<96&^KF5/?Q MO_::@GWEIKY"BJA4M-#=.HZ MMYM&HDVNS51O!Z/A4)N,3AN1V"4\:%^5N'H[L 9:?V(VE46ID)N##K.OGR8> M]-PG>9X[S@,N-
ZW0,W_UO:N=NF9;PZ=K$HNAC2?CIM)+ Y2SEK'$BKR+OC8R M3UN#LK,0K:@8,=*,D=(8NG&8PXE^FGS9,3QS-(FEDJ4.1(P!Y8^/ DL6R<$FR'[RO?UU8]X M"]-
RU^#ND.S]+M]6FSOK[[+1F#ONC[31R&JJT#\D?.#1,DY:A]GWRBMI#V97 M*$"3B=;K[R[WI=!+,<[[FE+':&13?/-07?5A2-XX-!CJIVDWU6@<:(Z.G:Q!
M/CGI<.>\;D[5G;O2YBTI*QSP=E^)MZ8%X#MIU79P%:49Y.Z_4G3:4:=9:'G>5$;RP# M[+C"\;ON.<,E#HEY::&\9Z.T+%^UH
MO(MAJH"7EDW5G5M1G>X89>#:9Q#=!^XSO]^,Q]J(1KL8>M7/@E\#*R6K,)KV MAM$,L/*.T5BC\R.[:@YB1"U&\P,OWFU"\XJ^);V)9O0&3<(U%:K3I!V80\TR
MNEF#X@)];WHW"\,TY]+;>25W*X"G3-'M=A"/.=;,<6/#%YNL&78%+\J/Q1AJ MQK#QJE0G!)EA:H;96-.N.LR##G,T4!%!*B*H84^U49_;%1&TPQRYHRTI+NQR M?-T/!4&C^<(I6SP?
SQWZP"-XS."/;A',\?HYMX]@3M/266&M8O./OW=KK/4M MQ>5/$A)U"MII' *-&A\R]=C8TY1KW+X&[QE<2OLEB^%VMG//=;RVBJ.TJ./U MEG6.!&P5L!"[?I.R0"
R]P/L3!UB@_"Y8[.D#;8#BXH6-")W+,!.TW3JN+"0 M&6]T[=]YV -[3>)0#L (3.$$#-MGSY.NV%;2%;N/R_#/F_2'ULNB\UTLKUJ M*AIG4X^ZZS *->)XMRR,_$"VX@9
T1NVA/=)Y(O'_F3 O6 -7HRSR![>OA?R MY]DM=6,:,;XR.*&[:$&B@.%6Q&I?^TLXQ_5?85VPSCE0CZ_7097V-D> 6&"99!8S<2CI.]C]G,'A^$O')KYMQP '>TT MN?PX("?AN#6!\%/@T.
7^@T@X=(_J0:HZ)%_4MOQ8 >O.?<0" > 6RC,T:^ M^D 1)<2"3R4;#G"28-Y^,7V;SQ./',8AD0P$"#N/.:]GYTE#'++<3G,$Y8. M%$J0=2,6:V1%@V^(V')4,1*"KWB.*?;N.
[".8_>VJZX*P[4:"6/:_#YY(L?_-^ZPE)](4ZKB1)6'7:1QU7JI.O"R?,,:$0B2AR0+:@D)J'(Z! MTB@0HNMFFT]7S"$F]_,/N@9L)^]8$*R)D3ZLD;N%8R\ %VXXNQ-@@Q=@A46X
MG9C>'@NCOO+]H7!&4'&=C,Q8!(<0'1)B M'45%&2#BTE7(7B:_O$JLW(['\5?>E54'V&X33V8SRB^?G7GS*+%R_%8[TT& M/SQ)3>1R8O&MH0.<7FQ_#AA@3:S2KWJZ4?
IYU5#&4)^,^@<-53W%<#!NVJ)Z M>G\TZ/BB1CN'JNF *;VY3^KX:1ZS;?NDUIWO/XP&R-6!4Z16 MMP&J*;Q:V\ZBYOZ,25\;G\C)51.?VM#1HNW(W;%60#7W9XS'6G^PNWR@0C#%
M/>^]OZ%FC4]3LK=#O+,Z"*#YW8!JXH%UHM;2S<:"\\#ZX76=&Z]@HW7::UFK MZ=KZIJ&-!J?)^#H&M:A\DP-5K%%/,WI-:4/1-IA6V* ,;3@X34-V12)G8'FF MWMS[M5(&J@ ?
*7+U99]K1O$T)_E>DT4;%G)X=.\[9R8/:'VL12TO^HTE_K M#TZ3PZL(Y/%/\U1E8LY^EDKVG^;$/BU\YCG?.RK]^]I@TE%EN-/,K4+Z]S5C M-%(@/2:%F$KV=^4LC1/58CG[62K9?
YH3>[V@@0L+J(ZO:C4]]$W-&#;74:;8 MVX'2W](,;&072PRCDV638>ZY@>1Q8FKIY$E@JZ7<:?O*&NB[=:J;7#60T M+&W2X"A+Q5L.]'I;6F^D1-
\Q*60\5%ZAKISE4&]N4*02_0T4_1^C!0O(,V-+ M7^L&/9BF9BGVUL+CK)#^?6TX'"J0'I%"1MI0^84Z2>-C#'ZAS.G;TU MU@:&H4CQ@E%@U,8$/I6]UUQ;!A:,E-K-LVTW5-?)"2_(SW#-
OE+-;BARJIH@;2H(9/"*\4K#S&[G*J]4E=899W'I!J4?"\W.!:5S(^DBL&=F\S\ M&,NBE^MB:J)[E',V^\U25C?KG)83S3/C.?F<=0&BQ/.]*]L/-CO^K+&!P3_\ M.(Q\3]]O]6DI,,SGV/G(C6U,
-.4D!(05C:QDDOLF[R0\JN5+_I>O R8"^N[9;+S M@-A"_D79MZ"7O4*GP/CBJ/J5JO98C\C+>2L):[-B=N[G(LA0ZX9=30-&OUW1 M.2SV)77OZ#I$$LV7JW:\JPT8;FZ_C&^Q1T,&,
:UQ+'N)#7\" M? J61)NR%+((V/SO3_[B6(.^:O_=X2% M3I !^W/R&B9$=O*W%_3'LG-L:7\3WL-$-C035=UDTY)0IX-&+8?W =T%B CAL4-3X6@N#KJC# M*<"FX:+]/0
"_S%M)-7VCP2X+YB-G(Y M5_9ZA$M)QI5RD,^$-]=M42HZX8*S%P\X9DY8^&!TV M5/7G(V-W#T:UJ!,L:C2\H,:7FX:Y@QI?DLH0Q)9VONQ 7[EZ!UIH!MG,-I"-
M!)IU/(SO#EP.:."H$*H0M_[P[H[G\6/6VUX]/?VTR'),G.KX5/?)F^@U!0/+ M/>E?Z)*13]+O4B-U]\P!7#79;9V-G"E*J]X.+ S^&YPF.:H>8C0D,[_Y*'A8
M:&H34;!\!U:OIUG]B<*#"V=%9E^;]$Y35Z)5G*CA-4+J'>98/TT]I'.?Y'DN M)P].JFVX//319=9G"51<+@%P71(\I_N(DH\NC(M81JCL7Z:ZD?G/DNE 9Q*
C,J$O>\B!&ET;)N#";,GIFGTC,GTOX,K@^?U;,F_/)CX^"W17U-X:G*6=T;MKJ M,I^L:K&UNSZ8 N=A8J>;M\[+.TA3:0_-T!Z:H33L*JMRD&^SZ(Z3X6P;R<*X MYMJ>[58;AX\
(AD83@#4<:+U^8VW+QSN&QZS T3WBN5?QEPX13X5_SNAKX\GN M-K *@YN!P8K]EU8XZFE&_S3U*B^(^Y?<*TY,1XU#)&/0W&O)&=&H*9>:RH(I M;4KT+?
A!R6QGEE&6;%@SIS>?IXL9C-S*RO-[67"+E1%F<8!);CQ)+@X"K#A#Y0A"MR3'?7=1CTQE][$/ A&>7B7S$>;%84)0E'/)YR#QVW2SW M,& ;3\,2X5"P0D'^.Y@S
MS2<1N9>Y&B$BFRU,Y%?F@R4I%>81"D1"*+&?)T0X3 M*V6J)6Q*%N-P6)@41\@RSV$'#*LF10YU 8#^? X(BY5&<(@P#C$A-X5C[I!R M>>?XY!XHXB/_H&O /?*.!
<&:&.G#&KE;./9"YHW[7&FC?WF% M0D+_]+&2T;]A.W&05S:G:&!95[B8Z]);1_&S\S6+]][4N!K;>#9Z8VF@RK6KI= M5VF:AKZ:9CJ6?;3_FCN M?Y'JM&O4M\2@'N-(!KD\I4!X%*
[O)F2_O')77IBRMFU?,LWB(F&65]_DTLTO$_X:67T;I/J M+STL(*WF%AN-U4-M:#262=0#\&.6'&L7.M^K(%Y+T+G"WJ*-S;["*<4BC[BW
MT>0T5:D[PB!+-.4'(';C3M^P],8:XT]T_,U1KY,UR" MJSOFR+(;TLO6Y-TW.=F_F??D3K1"OI2DJ[XV;*ZBIK+^[GLK;2("5O0"TL8# M2V'!A;.A9W#^R@UU'%!:NJ7R/ENC%[6]"W!->X
V,54T?MO.LAR6DY%*^3PB M:4P&2O_NR$F.]=-T*#WW42K)WYK(@?).*-5M4#KG-'L8 !I-$6V(.G@0^!_3 M?]PE0CEB"[^6$07)>0C:DJNH189VL2\A5[[_$ZT]C/PSFT9<@= M#W-
W6+M?^;>,]9Z-HBK[92&;WP/*MP_OF%;JVV9%S MZV#3.'('AX;7QIE_)V9S/ ?[Q24W2E@9MF]S/ ^?DNW>"D#[*YY=O/#G\Z09 MW7IWJ[>TDQ[-=="#[SX%?
@BHZ\1+?/\ZO@'3.?/_.!RL\GF"IO&@UWAL2!\8.U.%!8@#)#XG=F1:,$G6Q;RL>7",O1 M0/PS]IA8:,#FCD<]FR4M:_#L;[#=H"] F@UOJ MM9/"MSM,_OKQ?
1W:/AA)#L+1MK18XB/6;X7U+O9FH8#NQY0CM&6O>R6%Z,@T M!;*](^'"OPM)Z7[)]2UU7/XLH,5K?[D$;/@2^?:WA>^"_A&29__SE[%I]EZ] M>_>1_V:\>JX!D_$
5W^^OOY$!%4C7UT""@(Z:BD73+IM M/WX1%7(W<4,<3_5-Q44P> M94A=T6(U&117F;#2JI=R?5OA9*+ =Y.^K-0).'PV!BPL9.7&X9X]P.NY5V0_ M8:TP@5>8P,F.)EL\'Q;;)!
(Z0RH3#6-!)FRR0^P$Z\$Y+)R5V.P&?^2@G+LH MMA![I,)D=5.:>ATI$$Q;@W0-PX%5<":8(G!&@!"W35BNU""$- ^X"S0$"5A MO (!CH#-")AW@
9]#,0#B*#/;]]_1<(W1J_"?'=>%L!!+!'+=?(/!X?$RP;@ M$^H70 &QQY_#T]I&!<0$X-).!"()/HD1"M$"U!(\EUOJQJP4">F6,CGUL3'RX[))@ZN2+@X27?Y6/A\@>1HS.R(+>,K)
(5PQO!TX((A,6 M.H<_X3=.M7#RWX 1)[-N(P$](7=YL":@R3B:0)D/CSOSP>< 7$3$!#!F]!% M!D+X(G8E0N?7B[R$>DX"$CC/W'*W RX/47Z">/Y'""*%"18XC)D[JUHGAS#
MX@6C(Z@H(,E(+EJ- 7CNY>I/#PC4$T91S?WY40M8 N@IXHZZS%A/D M@0\S+RBJ_'#"U(WN=\[ZB<"KB)E%Z>A)4H=PI MOB4P@T,-[O..S1%D2;_A)_QP
>&D=KT!Y610X*4,#P.O)O/8W8(.0YR&SPT%-0O*WAW9"P0J=08>C&=J$[FP_S6Q!;1;E)'(^+#MS/ M\Y=U&9PT@5^AB^ZED?\D$! ;][4;7UG#,[0N!J+7>[V#>Q=;0[TWMH[3_!9>
M&![61[?Z[=/;W>W[0?V"M[)6)14R]Z4(?H#1E[0"QB*6B-00=;Q)Z\%_,1H-8R;"QT:CX.ZG6Q M.?$;5&&"K9C8LCU3^]M-X(/Z?277-N?_58FP1WT!)?K;C,0:&-C+V)$<^(D,X M^. 4-
V@3-^CI@\&9>,$]*D:,1 1+(_2GRFI1,J;9%44C9,Y++JPZ]IRHXI[> MB2HK%]9FYV3WT_:=O-G8-K>U@*QPX@0XP8/WS5<*,0[1=)M\S!5JZVZ-];SU M!MI(3>5@-O71%8_:1,@
KI&@74U Z0WMT!J4+ M"UA;O=T-7A1.MP>GRUL"6T=M"7S_')%[B;'RC5K\N(>\9#:/E4G,W0DZR!O MT_"9IV\[F&>RJBQ4=-
L3_Q\1N#OM8SU(U/(487%"O"B:+S3T0@W:]C7!N,+:P^N%'KEPE&(L2?T4;>:V^]6W?2.XVPR M^EJ_/U'WDG;YE2X,I;>.ZTUHIM:K"B;QL/5#NAHWS*,J?!>:*-^8XW72G-1 M*JU2:
<_CO.BUKX::4A8.,[5K$VMW!)4"J%)HS^V[V!/DIQ3:TAQDV8OSK[*_MSX;#(M\=L)-:[3-#,WK#YTJM5&KE^14(A1@972(_KR)+I=<=!_>!^?5&O<=E M?IT%IM+ICH^?NYB
BD79@MK"P?I'@TRZ='N^1ZK M/@'U5'.>4@?:L:?4@7;LJ>Z4!G@'*FA(W@7^DGR$6SIW0.YITRF6BZ5 R,R/ ML=DGKK*Z.D6'FLT= P -T5/=F63-Q]L3] MBY0T_P@5R[D4E@.B>;?
KXES(JDQ5'7M*'6C'GE('VK&G^(&^B"AP=_AWYMS^ M^#?XD3R]I,&-XW%6/RY*\]_C,'+F:RG ?OS;-,#!I#1)AW%F?W_B6(.^:O_=V@\N<_FGV>1;.L04J#P85 M?^*
(+YT(EF#OOOZ:/$K3^2-V9DZTYN7"7M,5ODD^L]"/ SL7C-;P75?I$7R/ M'^. K ('EKPFX<(/HJN(!4N^8=?W;L1?;@H(C[%92!S/=N,9(]&"D;GONOX= M:@R5\) JQ15JCR\'_00DNOE@
N#ON Y3^!8_F=V9$Z@.,=P#1V7/R4.$N [BU#.(<:B9A' >#%#SDQ M,!KBX[8?JG,X*LFL0(E *#L>"%<6 L;3-0<^T@8";QJQF<="!?GC0?Z& M>2!)!=SI;.EX3ABA9.5]G!')\1L%[F.!.^F-
S=L" B = !3HC0C]&4+>F<9< MR)+()WXB=4[-\865+0K@'=POD:E>:0247Z M#K8,5,^('Y"E+[+ZBTHU44AY-*2DX8*C(/^%@:IW2]V$[R[@"\5OCP9KCT4"
MS',,#//3P+!7"I^/>7^Q.1?A,$:VD>21BNKE!Z-S-0-5T-_6J?T@X"PZ!,D% M0@OD6$!>PU7&B<@[:CNN$ZW5"3P>_F,Q_QMZ Y+5CV!>T*G1'JI.X/%. .ML M1D%L\WX*KD_O84-
1T+\W]&,O9'8,_$>!_K%![_G,#1* I"]J%=&H.WC83B8 MLWZOJZ4ZC0-.HU#3%^Y.P5(HF]77Q^(P]W*+R9$:??-$YP[EZF+JCCPG^5 ML\82O*<[D3 ^ =R(V3,'J7?GZ62@CPDLRY4-
6H8IFZE4\T">N=5:U7BUHSZ+IV* M#R*?"'6,?QJP)74\M%\^'8]'^B@95P.]&&9T7?SWZ4BWQ&IR&ZR\(>H$+O$(M.#O"R1;T%I3M>#YW; ?WFOG'X,LE@[L/+MN? EH(3.3 %1?[&
[_#%43,H_Q M#*J15!YEWQ2U"5>^\$R\#)C++5>O[IQ9M)#Q0/D79"AY MPY+C76T ?A-FE9"9S^\#F7$=OL?/9\9L7]RC7W+BP*=@2;0I2R&+@,W__N0O M^P]H].3'KYP&T- '$R*-
_>T%_;'L\.]M];.HE>.< R[21#\-^9TZA3&>; MC9O7Y!M;HQQ9^1ZR0CA0Y'W MND"FR?FZ"S(DP'L<=T1EC'5!(P)B!Y &+MQ\T"DC"8,#F80<5G!4<@.2(%KH MY+T'L@#9&?
DCI@&0?*CQQ:53+%D4.#8(A85C+U*YA[8K=,+@'&]_>O_US?6) M%9Y*5"H'.>SP?!K8DQ^?(7P"7_5.2CZ@2$^8T;-KDFE2Z-JP.(UTZ(G,Q= VHR#]A6#IF#C-
<(!6OC\]OU74#B.Q!U.RP1W(LK7O".# M\/ T@M!%4HV0W%)-'16R2BU1L 7 GT3[XKI5'(41')+P4GO ;>PHAA/*ZUQ<
MDPIQP'GX,NYJ%SZL#EJI!+)2C"OXKMUB(OP9@NW05LI?)+Z^2Z#W' MXR#C+[V2,TK-#;6.C0!K/J/X6BHDDXD^'ABHD\A83CFQ5%=T.((7VY^#4F,.
MQZ5?]72C]/.JH2;ZT"K_IFJDZL\'_8%:DUJ39>XU75[_L]OZMJ\%%[_\#!H9P M,BB#0WJ'KM/#7FX*36\2O:_4I^O+5PD\\1%4J-29*L3O-N3J&T8
MIF9932DSJ_"@RX5<%1XT'P\4/U!XH/B!PH,&%?ANJ?;[2;C-0N8Y?I"+?^0! MP"WO%%.^XTFOI\$$#>$9G0!IL]BP JD"J0)I9WAI1^5NX-S2B+EKLG*I#0+W
M@B2P@3BC9/"1:QD.%$B/#5)SH$!Z7) .%$C;J-9T4P9_Y679,-&ODV)VJ"1" M&VGMPD"JL%1AJ0)I=X7LA]*2$IT4N/W^2!N/F^*5[_1(A]IH,% />:=MJ<9 MYDB!M%VRX<)
:IJ&LBO?"W+ODS310M*>61TGVV8T&?4,S;"4?#BF;=XTM9XY M5B](C/KF9JAM)BC8ND0"+^OL/286&H,M'&OWR"1VV0Q^S/O\\IKO/_]KZT
MJW$D2_2OZ#!54S!'.*W%6V9UOD.R5%.="0R07=.?^LAV&*O3EEQ:6.K7OWMO M1&BQY14;RR;J=)-@:XFXM;Y;H]T>J4I^&::UH9H_H? >#6'=ZU*JEMUI5O3['6"_?
M^%^%5R7'JV95;]B&PBJ%56O5U&W# FZUT"ASA5<*KQ8-9X(,-%H+S1Q76*6P M:F%N5:O6]6IC6WBUBP;(M.Y)2=!LR8Y)%L"MZ\?8NW+C'7_4N][F7>O%:WCK MG-
;GF^01WY<9.U!D=?-FXJH3SK9YO6'HC7I9?'0*#[96>5G3&XW99J]"@_U' M Z.FMUJ60H-WC@;E2D%4>+#/>+"+UMXNNVA\U2&;= M)#K0[_"7VJ1_7]A(M>#8-2\S##:.DU>Z%,G=
<"XBW#F"NL5>%N,1C*C;Y5 M2Z_5%@J&K@$6)<=@A;Z[A;OS_;GO@_,JO-TIO%W$[%&(JQ!7(>X*IOX'&F\[M?\2N>-DQ(MA'H_13SS/3N][^]6/ :E1J+03$R="/T>T_"EB(,PQIF'4\9-
H3 MT]@S"SINR#1G,,@,[09X,B^DV=DC2IFI+#(2V=K!\S++=UY)NPL_Z,3N'0B M 49JLD.LW5!K.R$<)ES5=@:.UV$\Z8GU>JP3N8_\GG#F".V%CW7.(=IF]A__M_]H.D,
["^UV_W;@6C7;-+NU9L=IF7;7,)QZNU6K&LU:L]JQFLS^=[UQ\.KA MYAM'*GKB1QKVWED S4[Y%+8+,85M32/ 4=*>=ACUF78P!JR#(PTCFH'V MU'<[?
7S#T'G10#P%_I,6CW#P^T\B*-5V!P-D6FY/ZX#T<5P/"^_@87SL>\"T M$*@G[+FL6]%P"OW8JZA,#^X*M9[K 46YY$-\I.Q"&C@<:0'[,W8#IFO.T/<> M-!]6', W0,6AKN'RAW_Y2-V&-
)=[#&O$R/E<9#(1C8@';&!7(#4C-?!H['P M/M(,.-/G3P"XGON,8=P^H 2;?4.M2C?()NL#-GZMYVO#=%8L,!XZ!_B=G@J< M?\XM]>K/Q? :.A&\D@+,)Z/ '6A6E3"AL1!C*3V*XY:3,R,.
[(Q&0/'$D0'O MH@*0(,=&KMOI@ (%:('7^7$P#F(\ ,!C'<\1OV8#9-J^IVMMC,C#.X>PG&[* MXYE+J 8*!KWV#$3UBW9W?7&K^8%&77_Q#UT;#6)X.__&Z2),>?IK3ZM6C.K/
MVN'!"7T*3\5K@+H(%[00U .GB]>U6?3$F ?7-\S:S_2U4;&K/^OX)A"8]'Z@ M68!'@->/0@DIU!Z&MAW/X/G";>"3CK>!Y6_283.'N,B0T@=.&::L7"9739"'@D M8@RJ78
28G0GX@M\Z'CCE*WCA;@. FPI DNV"%&\,[HA4@7ON_ 8MK8LY+T MOX X%/$T8*E/<]G7<@T<1KMR$'U/1XX@5R!R]_6BY'F:3W 9R<6&L)&X .
M*0')2Q@VR*E#U0&V),A)WY0\Q5-8;'4@8!WB95<2@Z):A?)2<^');J8O0Y M=;I [FX8(0Q!A&8^AWH &IT[HJN U8Q\HJ8TS02B$ V'R M)]S!M0\G9@3OC(5MP6J"#7ZT\@/:?L?
S8@A/CTY':COC#OLS<* M:JBFMSAM,-7C:/HM&3+A(^VW1!%68B]AV!&MBA3_S:^TAZ+%X%2W+*LA2M M'[#>WP[^:[YE!H;9/=$+L)Q3'[5!V M?FHV&Y6&-A1JB3,-
Q!7M!/0.1WBK_#@",Y'ST.G/%YH%:-N@0 =D5<8CH1;Y M';"' B8,,=1I@_3HWL((=DSM3RH*+ A$M#/@5K/0Y+XY0:>?W4,-=/&HK_5(L?9I6>[
MPML@'M5%]M,#EH'%/MT@3)1/6D?R ME$G'L"Y60Y;NQ()@L7=L%&6)G6^RHGU/@)6'_*2QE=74IEG7\VREW;"WFXG* M62^]N4VV-JQP&7.[7BLVMW?)/B6J3IV"\30T=LAYAAY'.!
(/!FJQM9 M=0+_YDK;"VZ6SJ@H=-%V.C\>J)/GL6#&/?KOTUNQ9AYUX'I,$XPB9$H2/MN+ MM1Q\3L]F7WT,UU[.VFT1*EE%,K$'8@F) ?9US/W,7'U]D; K;Y]?'? D/7@JTL/C'H=3
SM,&1\.(UF5.4F4)G (#XI MR6E\@V(QY%XYDDZBZ,FG%V(8Y'GZ^R1A3].+(H TQU>T,80TADW:%;MI_;S' M1/@[6%<""9MTBD8!$GK%,;&9"JJ14U!)-
CKB(5Q7"X8H*>0(0,V1CQA3MS+/ MH97UX7127?\K:EQ0V+]:!<0^T$;&,935@88MF.QIRPT]2X M22$P1IH+Z6A% B^KI24!,2"VA=17RWZ-PB9?VP?<8<\C%P"5>IB%]PGC?9B.
MB6OQQY>3I)@EZZIH>XIGKPC"CEOW . QY%DE+,NO?A3I2%/BLX716 H]ZN6(MON8<+Z\/O0('S H1XH6 <^@J'&*\F\5L[(/"#.C3FZ\WFAN&,7HZ)IQ6*/T> MP%)Y($,C
#/2':$8Y&%XP(E:Q4('6\A!%R>PI$G08#=B\!F?+O-_N.'?3$-C &FQQ,QP\C ?!*/4?'< M2<=<;M]3Z KXY!2Z$GD;&OE'K$E"E50^!MO0'[*(,!Y$.0L"SE(P<(PGQN.K
M!Z.X#4)P&MH=K&C7EIYX"9=F;9U#, UOR^J8Z&6$)9IC12YZT:7LN<.D%YE[M5YEVZ!QICC9PAZ!\\! M1^6)?JGS"6@01#45%8"V8(-1G267#E%52:#/GPY6%?)2[MWPO\(<^Z
P0DB2/%ST3DNL#5' I>$[)DZ1JLTF A1YO!NB.<]# U%?\'+TBXZI3KJ\A*52CUC1 M$JPGAP%"!F-MF%QL!R ,4 G0[RH*\T5A-R+@DQ.@NNBB*DRN3Z?7"A+.30*,MFYUEE5SC1 M)!?
_1Z7>[2+/)8-#)Q0^\U%\8_1H*,' LS8R\?R4!XN& :2I-ZH@"82J+@)* MR2.2Q.6L#00W60"4?1&5,]HCI-+2MALIE,:M)$JZ\'SO& Q6^!7X2@) 3OGB M)"9$R@1<;8R?
5[034%4*!4W"@,9>0,8GRB>XEZNA],HNLA;@B!&5@@2!B/<- M8A:*HS+,E7?O?A#+1_PM+0 MY;MFE[RC<_@F/"/N,1=I_"!B/'!@"O1X=
MCE%A%,0=^ESGAD'8"=PV5W$HIEU/GHIVV@1J*++ ;VT&[X8:T@WXQE\Q>]'"!R2> !Q8A#PW- M20]8!8&\XWB !PAQ=XAK$?F$\$:&5B/I5EBLY732^J]LR5N;R9-
(_!3R6&WAO;"@>D MH!%$,KZ9UE7E]5!/9ET%@CW(C'=%$-VAF^N:FKR0L,'E\'B?^)G-N/;I=IV(W. MK'[*/0B4D4=V#.>=.L9#NL[XE#6I,W?0^G:&8I;4-*[)#X<:!< 6L[B)0>S*
M9F=O#1-5G\'R1J).L(_0$C/7_'Z+[(GK7-%]IA4XC&%4VJ_;=YF!Z16;I"- M](K^@7:[3/P32; !XZR9:=.5=<(Q=#BF^>V!"*%0MG3^.A)BW(,JI7@(#^QD MTX]+R:= Q,7;9%%)]G,O\;>
(X 4J+M(?ECI[$%GTXB,+]4(NQNON>!('1PI] MNO/C/>8EV565EU2&I6R_]\:6$#"G!VJHVR,;H+SK3%8 SN_P<6U^Y\?DMZ/$ M-2XN$-DCV6MBS^5J-X;*MHW-
#J$T[>8H:0.VL2'3,J0CL7$:#XD'021]<2# M;C9O5G:AR(38LZ52^#B1:0Y^S< MG5UX%ONJ[EWP"O53H37<9IP,N[+CV;$:C*RSJ-B+@CE>HD0_DXZ>.A7(=J 6 MFF3K.
[*4@IORA$DC0) >F)0^YP*Y*#QE[[,'S&J FS"8+P/S5'7H1@GM=S!< MT_<'7.$.?M83YPB K"=,5]E M=B%9=2GU3PE5S!5)>!A^S#G-I!8%3# MNN-9&5W>)P&.
(7"IYP<6S!%33%^$RD)=Y@_()Q3* \K\H!0) MUDT\9N@H)$&Q,PQGKLG5CD.77"=#O\L&_!0$,+&*S@W)TT75*B^=@6CF1$?# M37_LQ0%G#AP;^3M2,]V0Z3]-+?
>$RRR'*9AQD4W:Y)3]0IY/WR// T5*"Y"; M.QRB#(H]88<.Z?O3,_Y P-(.]P;R4AGNJ$P<(" BR N7R3(?IJX MQD7K XGNUVGTY%A+,>- ",R8@N 6/)4ZZMYR0&.JMA\,-:-Z__>/D &,C)J
M>"A*@XHZ>*S<[/\-X)1+S/)?!%O-:.AK&AHS0&_G7 MP@G1J%::EH5^"#'74KQ8N"@J *L/DY_7C$K=,@J_JE:*/Y_V*,.N5,WZ4H^: M_GFS5OR2I1=E59I&K6R+0D@U9SY*#"@=<]T9-
D>LY:?RMA:9;2JP>2L#?B:$ M)OG4_L6<0#NGOB])T0LR[:E3W!<$!UP6 \831]87'K0_"1JGG.@6#?:I)RDX5Z37SIY#MG-C:J=P MGU?
OLB2#Y8JW!RB@FY:UD>#AHJ/MYL^T*]=\VYW#[)4&*NX.9A=OSZHW=:N^ MT'QEA5X*O99&+T-O-HSM8=<>ZAM4+4U)9Y/>LJDJ6;%14T@AI1.^AX9N56NZ M74U'5HZAT-
OQH!T#:#$J'9JMFMZP:@JK+;U>;VP*H'O(Q;)6TZ%@ M:4>%?OZ]Y&FM:EVW&T99#0K% 9;C U#;YB*GZX'FJU&4S=:]8TBZ,*CV!>8 M ;W]>!=.]
<#8(66PP#+='FS:HRP2&OC!DQ;D^(]IP4"JI8)%^%U>5^F$(I 6 MKA(*VR:DYD7<>5CU.G'6G:1!Y:V6L/#0[SR'8G*LV+'>R%3G9J*Z:0@[TUBI MRU.STMNQ@[H_=#LT,0PVW'E)ND
PWEH]H,R6MJA23- Y,!O6K?7*S$OG-P M"D6'&A6?DK>:!^[OV7#$M-_@_B<'4T%[V.(DS5S[)/K]#H=]?J(T4*K8HGP:6',(:D^;%U.$<3B2S>ES6Z6T>Y[90RDR
M.%RB';N4IH>Y/OE*SK\[+T!2V@4+@A?-X$EC;?9 !:*BB4V,\>X_8U@'3PU" M;-BY#-S%2/DRL84SI%Q8+/=FM'PZSU;/DK%1J2;-8PJIN++ \["5L!C?),AB MDO97;#(HAU-DV^6(+@I-
JYE)J1GO1I@\-9,9%W*RE"FP)(ZRU4R4SHAO_,FH M-RIF\NQN'.".>9/#O43CB\3*9=$XGI"5BX5&6I9A 8=+G-R4U#ZGKK-\WL2 MG63^6\(L6@?N(SQ8\-
:DK6!2&TYOE'FPX7AI!:^[XB58Q3UV1#5INLJPD+'G M''-4.#>436AH ,5DCQ)\NDX-"M/F&FEOPN2S\1;?HJU7%FK8(S+[2J^HLX_D
M")O)\5JAD7;Y'_TNR^.,/#A4>=Q[+8\KE93D:>KGSS3>@!HH;%>Y^X.)CITR M@YYEEI8T8F1 MKG7= +/LL6\DE3905]H>?Y:HZ4ZZ[46Y]FE\(P"#3*<_*BMR!C2VJ4(M.GU/ MBK7A-

*C(20:;YF"_M[NG6\^F#J3V!'<@,\U/.&MG+_MM_L;LRY:966.*D](@*5C:AEZMQT&:P%[3?*$C82]HWS+T1GTS+2H5[,\U+,VZ*

*MWFPT%>V_BO9S;L*Il'G#JNFU:ET1_8Z=9C$L#:NA5XW&-JE>.,:+6=):G\P(. M^\F/;+W95%G?NW:84W20*ASF5G607>-&_%A;)69+I]@XJC"LNZS+JL,J+>===#,3;!8F7&;'7Y!*

*O)4)/$3Z-LEXS6EO"J@VQ_>U6 M<1YIE()1J.NYF..93Z2I+!"LSX#<&N'LG1BS3Y9L$[1\-Z%%WC6[Y&E.:IA5 M7S1M_MB5EE_+TTC-L%B&52R?-_*PP+3$\>?RONL?*

*U2RXE1EOE<2YIF-\,9AWC8>/(X M>,W!3K"8"3G@.(TUFC@%("UH23DJG6"F[*52I!0;+W^=.G\R3 K5O5]0V:\U"P*IEBI_TBBEOIF2=AO:Z3,$IZPE-POU5IK!'U*

M2[KW=C=]ECU/47N\V=X)[5/>-_H#0S,J._]YJ?@=[UBF LT.J^_OL]Y.2[; M'_(}&0RD^?O.Z=>HU-^M?#*JE5IKDH#WIB$7;S]$A;(+^X<>G> %'8!$%N0/ M:N/PO^_'V[VYF<6%W&*

[IX\FKO-#(@+ABC3FD#>&HE&'PIG,';SY?2S5 MHIM\WX_14]=(W.FY$%G3Z+Z,/;KPBBCA#'(T[-C1(7(-\('4 M[*8, CE74 1Q6#KHQ@0)!!.0;*'0Q&^]3W M\@&:_[V06'&FL7@(CFUL'*

*IV0FW@TZ!2X*7<2T^#1KNL1T-(Q1;%+':G(6"R M?0)V+D!$C?KPN\QY8P+@$TO&,!*=\|-'IQZGFY7#W"0::0(2,>8MY-!W1J,! M=>"1.1I;+F OM8DK(&"WEZPBSP_]L*

*M&GXE78*RB,8#76-#BR>@4T"B;O=O!PMT*+$,YM.U4%^.45W%B$!-TKH@[&/^ MV58$UZR6,7P6X,D;",3"U>5 9U42 .;AXP?\;8V PH@Y&A-[PP4#^C4,,!WZ(M#*

*9P+HZT;Z1^.!+=N^&_ .#1.-Z90_0N*5KY5XGVTSP#VF4PA348OH@23PTW. MU,8DC8J#\N:#L.VY$Q@2!"""%N=2T W" .@I'\@&2C$B(^MSJ7\>=4FAUZ69 M ZC{(7.D$*QX;*

[I#"53B$-FL<^*8%NX;WP6#9V-_"BD&;8K(KGU4-G _-##Y& M67"2'$3X2U&=(8@E'\FX_]C'N<&[J>0@P,'C>X.X$\5<[*5G(@"_)GPUFEM# MUA-*

*BQKDY=ZAJ"A$,.OO)3_L%)08^P0'V=RN:!9WG M[&]N\Y89=IZ3YT.P7,B&SA?><'WWUU?W/(WH92;#);/%,MI<8$**$U3B3W9*

*MH2_SGE_2W"'N!WR\:.I>X1&/&L'B+H%"K;'GP3!W@*H#UDUED)"TV2:TW*V(N MB?@TK\CKA%]Y,-1%HR/<[^32X0XXPKP+^KX8"ODS@3?8E6:-0\6NU*H_CQD3*

*MJC==AAQL,P\.U9M.]:,;ND)Q,FV$=,IXK+J9<1\ * H$8H9SI&/4/9Q"SIJ2 M.T\856CE_V08N:>/<2!ODN/4*H9D.3^9F4ZCV5M3UIQI/LI?6/Q(V_@9&/(4 M6&28L-6L2:Z[,8 4O&*

*(^5.H5RY[*1:, ^4?F6?JTT-0K=AU \R49? X*D10&M<!=MN.P/>]%9XF?3:B=1P$),4G\B,)AL\S=T#W?$GT/WSBY2\N*KJ4Y,G;NE:3W6#"'ZU/8B+75!H[J^K%&- M.9AYD[H@%;LD!G6S-*

*/9TO5(U9QO4%PD.W*4X@-AS%X]&_H;K +++>ST63<>L% Z'KO>7;+'N(!I.[X_|C)UO/'6"CTSC AMUD-M)R(^<*YFU) 0;QR@HK.J=8^TU%KA^B(3R\7OHPNNP)2WR/G*

*MS">=#CH_'='E7/SIBHD?*1VF7JR|D&E7?D0>9+>#RL+*F-XT|]T-V)HA-RR: M0X$_"&4Q1P=89+,(>)<1|@^6QI*ZJ4>YD)WR*-FRB&L$J &+Q!!T*GK<-8O? M916Z1(3*

-6TF'Y\&=%($,HR'Z'K|"W_G M:!5!X;K8P&Y$Z4X$D$G^J%'KQNV4K=CVMWV?72:7R'5",(RD(RQ7O3I M=@(/YDMT%QG0ZG7@8\X(K:L#M#X>Q:!S0>R6B@#!OD0V#E*

.0[ELGO] :0W,8SV7AYH(-%,P M0QA^NJB<@/-0Y<@K![#9R+X"9)@\"(&H])$Q!6^~ S2B,COAH3!ZB>:W_\/] M:^OS$6_9!9&,&1$SN]{Y;A36"[AY2-J2PTT1CN@ZCT0&*

1X<1GM@[>51&<0. MC_1R+8W/K(+G/1"\-B"K(^C K;,. ^)H#>]> 6TI5IL|<2H&RSW*:-F%.B" M9W!.;2TH,9>1A >9SF(\+Y|C'+1&T83G'1NV0'=&M1JW+_5J21GT\|F61'R"<*

M3PZ+U^\7%RS,2&(A"VZ'BL<2$(U%[MO2'4%$EYYT$M+'&"\$^9\'EFZJD.';.MR8#@87,.24B 6AF%G^,A/VU<<$>X*T21&^YUZ*,#@J$?&6X,.W"7+/(FD>V@1 MP"(!=ZERT:&-('?

&\5,!2\D<(V4_D&\IQR[05]NO8MZ/DJG]$B'0B_+E.$X M+.^7.3[,]3U'L5NY\++]A?=N_"+XCEO-X+%_OA"-V&!@PZH43QMH#-^Q+]T$J M*O1W%P0>NN(61AV2JT1-*

*$;H"W=F\1+*2WE$E/;.YU(1<6RHM.15)"L YLH]G M_ Q&D?<0S 2^3>B-)W,%K-;^*0ZK@+R M>W0QI>-!=:=5/1+D62VN@#@S,@/XU,%>X S9 MDQ_\P(/EX27*2*1%$,*

[B,$VN,!%7#SN!V^9\'0T^L_H0LJ2(6A\(B;W$) = M=R%?0 V+D!$C?KPN\QY8P+@$TO&,!=\|-'IQZGFY7#W"0::0(2,>8MY-!W1J,! M=>"1.1I;+F OM8DK(&"WEZPBSP_]L*UU^.M_ KU1NIF789\|@$-*

-(Y1O8 EDQB=U+'740 MJHRS.6_GJ"2-7)&-3U)8PE?9>U@'9D=*]VC#&D=VZDUN3V_N;Z]UZXOM, NK ML_.;<_AQ=:_=GO]V>7=_?GM^IMU__+U\E0[.3V]_GYU?WGUFW9Q>?*

MMB<8T MJS:T>7O-$SJ;.D!ECCWMN\X-BYOO?%!Q6+ ^*#4I/BYQJ$+4N+R=3X>\,9B<3MT MNRYO+7:(KQ JEC#DA?)T-",O.PFQB6<+M#32VU-#G^MLQUK,.B0*G0X@S[*

[A$%4I))>*0=WIR> M7'\YTD5L95Y2DA-*^RT[D'5L'FL&*\9<:,+F0"C _$47K!W$Z)2H\Y1L';T' M ;?BX"!B[TL+2%WV948GZL M=7F%#2>K @-X'+2+@ZF=RTA%OL4K?

*{#T:XHQC75$Y9&;(@7F@9):.B,SV?M M?+1#R##H4T]<7L\GOEKJ+U6!8$!391:6],944)R<_ ^)"B\'CW1,C3\59Y!XF48# MAX,4^9R,,?>'G16^"X_?,Y*HO=/OEVNL.G/H,[@I68*

'KO,EZN:.H4ISFY>T'= M?&660TIE9^W4-\A2+RNN1L^>#CZ,(ED^ 3T38W%"X46D"G,#2?1"$(.V!0 MB8<(I8XH>6RS@O%>D%^Q_#_#&"$/0^ !?,6R*

MQI17:OS\XG665FNE3U<.BM(*IH=8/"QTV$CLH]3$3P"<[/CC@9(8J^"T*A M5:T4457)O*+D+P$ "K+./MPWC:\N>H:9],#1 =C\5E>/QTZ+Q4[4H1F%R66 M#41E,\M)*

<'NS4=[]=8GV4_H24(,#QJ >18-&7X]#YX6:G8C#I3.B M(1503TX!JIT.0E^7K6DDJB&>9E++X).\BD=C*B%C4RJ=7C^O6I]D128*

MW7!5;2#9(;[!2:9.,!UZ)ETMU;[&,.IGS0HK"@0#6? :LCKN0DC]'/J#.M[IO3TX=IP4B M!P^+11[VAGBTX_A0V<1&!418ZN_<;\X,&=6U$F M(LGX]"T%A*63D$?7A;=P;LC_<3+*

*[:*HZ,+Q\I:QEGBYZH10DI#Y_ 2R-T+: M95.2;TYN[[7+R\M5B]1.]CZ78QK5TA2H&?/K,=-\ TRGX_;*]U\1!BY27S9(:0F^QM\ M8TQ&_?&K6PH6@,48)7;<1.X)WVB:#8"&"*

*[RY3@67'*_=GS>@M"2FF)2+MERQBWIV?%L>O*MIE/A8_=\[05=C[ME'G=I_?HOOE#GY[<0I6?1}K3M%'UP5-D @6-TEV.[_0\[WC9* <;C]!*5SS M$#B\]\, +1N2XF+.0K?MSI,LH*\4*

U"'7G#'14(1$ M+KX%W&0_2:3ET>1LP&H&)R'_NH^XYCZJW@(4.F0)Q$@?IL66^?8/@ 2'P*, M6:?[$8OSC&J[9IP$P4G71Z?]Q),OHZ'O^CV_Y8-^MF.J))\ E),SYR&HY><(-*

*)N,*OI,GW?6U#[9BE^-[OS&]8. M4,RD[<0_$@:Y@CY/I)/H(M>,4)ENDSR+??4$3=!W$FIB !,%CA%[J\B2+V= MSVNSA+QT2]"=(V1[APCYAJ?Z)*D?0NU"R86B,"93$'/A!L.WHU1T-*

*/=8?E1]+U!81_S:J+14 5P'P$L@'!@# Y\!"W"CLT@KK[1-3E#2P/0;#IRKI4OGTK>-MG2S,N+FBG3_WW;8K+F% M4ABY9->?M!^\0S4=3e^]4M\'7#]D8\!^4D*E.*

*MF'8,@!\XHY!]E+!\PG3T@?/RT?4(?'33I_SCD-.,#5,F[.)?1[H#1$T*YJ^\$%)VET?[/I0=*29,PMP MS-;8'_2P%7J,H<===3E^YEHW!PZ3[R;_(@7.>:W\H9@"0CRX3V#,^?'!_L*>V M?*

*>P9NMWN@)44>S#\%[^\T+,7<'N54-62CQ*H+@=/*IO'X]*S85$-+F,F+-E M#M10F#:, SEA7[N@-K0*>R:PIUDB[-D&!*]D:,H["9\]QRU^6Y"(_&K+ ^RF37SY*[EKTY/89:'F7*

*HXSBKY0^S7"!'[;GN M=' M<.V0B2Y=:4<M/SW\:7D!W%F\),)AUCP78>O3?IU5Q917U-M2:'1FZ'1+2-QRV=IQ=_QA9Q*N*%,.+ M*>#5]F\+WZ H^4*5$O7 MC%8+?*

*B:VJY .&F"NS*TN2*"^P";/1O7X?Q-36$YWY>_X/?:$L6!542^MFMP[MN4#&="&U"!8YECYM<=T!C;<7()+IE?,?" ^HT.*_?N@U?S"[TH^&Q,L5-U<X*

*M]&H\RO+MDZ3;"\/#:M7+YW^//BV:.Q'RM OYNS^3OISC0FW*R>*:6QSE^_@? MXDGP"?^#)=^@V+MB[^4G2ZS!L.U]#5"V;E0_/+1,VVRRYT?KZ=EY>79?$K6] M8BI6KW!JC3CU-*

FP_F>]EU(@QVT6]_:%S=.@>+:#>_V.!$6+X"L7[%>_?#3HU M+7BZ76\V[\/\'F[071]H:[^I=B^0]?UH-,&.3Y/_/GFO&B4_&54E_;@+'+A MX_.'JGR!8O**R9>?*

^KG=;=CT.^M#)_]K6&$*,FSS3R/CS+'+S.I?F[R@\&N%A>/4V6CXRYA;QY4+|'$?EP3Q;$FV?LOJ4Y/ M#+Y0HY=O:S?)M!J MEXCUOP2M6/A\V_EVMUXQ:DPN$>ID%@G+]f

*FF;5!0+.,<^671P"WH|P9W'+64 M'%' B8$\(T\P3HIF$:=<;7 0TE A0F+9Q3'M;$6]$:!$P+X3YK@+UJ24NEKU M0_MEX#R%PGX&# X$B?TGEIX@E<*C4&LCJ/6%OI_CT>'#_03;Y\F2-*

*=FIHXB9 M%['S57SVYOM*QIQ:[OF6/=8+NS:?IO%Z?>R4,S\WT$)]\%DS6S='6UU]],PQM M1YJNJU)/5>JJ(3%LP!:.^*M5_2 V9(M(D:Wf@Q0FK063OCG8"5F[B>$93LBT MDX> 4;*

*<%F?KG9#'R?CC*FFIWQ^-X[2&2%B '2^ MWH@QXG@I2+PKH"=O\ #OO&]%*[$16L-2#HT7+CGX) MA6I+5\|/2E$>"R4N=IG(32DNE(-"8=(Z,*F*

M5]FF.-4WG_A!F&DW<6CT8!) M3_5LIZ7/|R-,$]F7,#M9_DT%,]7//_=4&IB(]@"(X5)Z\"DWX!5 C=]63;#H[RS#C+A?%F

*M*0-J"%Z1OUVWOXCFV(:3/_.4F:#$B&"\$F$E+IP28F0G<$DGB?>T^ZX:^=[MXNOA?>9GLO>D?ZUQ?$)LU3C^LCBG+RA/4MQ<(O=#,^JE$3]+9PS-*

*M+6T=VV.!0%D$OS_ V@X^*&&D>,:,>\@RITE*3""5F&4*LU&[6>9A>"Q MAVL,@!],14_[CO? D%UBYZ# 'P!GA1-W, J< ME'M-JL1&=56=.)U>Q6N'JRKODS[(-E7R?,"(J.];*

*[2KU:B4Q=Y.[F98!CPK5ZM-MG GO1X,0]?-U*K.L9^LLC:KS_/S\Z-I_&K6MG1O,+?^26_-:6G;ENH]%O=X5>]\7(DS)*

M;Z)GI6E^2!6]/&\O.7/G(PL5?]\EU)I7(H8M[;3KH>>V8_H&^-#\4+N+_,X/-M[6;@>,OH[8NQ\6\,["KII_>N^+@:TSN#2OB8WH8:TZO&]*HQO6I,KU(/-M90*

M5T;BW#'UL^3ZIW(N[")V85H#U2C'T[P$NB9HFFX',^+?^O=PM-.3$W07#0=/ MB0>?>%/L# H<$LMTAEZ)+EO"6!Z]89>O2M6B0(!MKW =,@(.*M:6S4CFQID*

MTKR>C[\J>B$F&4R8V. ./C\/TKU4$B])]1>G]YQY@:LX&P+_[#94&(12? MV0,4B8HZ)0F58S_[_6QQ/YE9?4]N,B5PMKW UYI%!OW>G#0+\C:GLS(X%6:M*

*M&;/6Q_>79O>XB+D)QPO:DZ:AF+EBYF4GN3PW5_Y#A5MKQZU-^P\?YNR*M2O6 M_G([!S'/V15K5[BU;MPJ@X<&5Z/XNN+K^TA[C?['#B>Q44)AQRPN_="5_RCF#W!N*

MK65$JBJ7O#JWQ4%?M@R/+=`R/13]2"..@D#P[+WG!K^+Z.XMATXK$D/UN1M9@-M\58>2DU7/'U"$[TI[V\ N35M^\-#M=%/-L8[.K>/%[-7'+4 ^Z+E)*%OPDB$#+@P MN49P.OUF^C?

S^094LVO0;/NJJME5W'D72,DP6I9AUHQZPf),P_S0->M5N]GJ MLN=LQ6Y'<6>%4FM$J73(#+#HK^[01?9XXP21QX*P[XYXM5S!',C*'JUUN"PH M:M)\W8E\5)9YD^;Z;O-*

*LQ9KW@HY2(W5FI[V[8<[=C3!G%93<^@(WBCBW+'(# MSH-3;HSLIS<&3)@*Q 8,7=+H9/CJ//'KTIY6X/O! +@T,$?0H<^?62CG-'^=MU@+ ,?DQS=7[_*RPF'L M|T$.*

[Q67X)))P,3[\'+21P[^-?!#(7W^7GDRS-7/)\4HD;+'[!N)&I=_QFI[THTTAGW3;\;ACG N*D_@!3DVS$DG!HB?&O'T13RDU M\D*#>*H0&7>1XPW8B_;?SG#T":ZN:%^_GH+*

*<|'LGVAV8$X&+-^GXU$I>V*3? M\EONS{(?'7Z ,SD27W!A,OXT6L4?8+ ^ 8"""!S]W =T(,@5.TWD T>?M]YB M.?:[39%D+!9Y((CN_0#0PS\ \>Xs NA^?*

;\A(PXE%SWHDK!]$"4)&8F<(MS) M[D!?KC[D5N:G EF_B+B?BRL6:,(C'-A#5;R)KS4EV)=84[R^(.L%L? MN%U.H",;74*H?W->-.X1MF>+OV$9!

*(H2Y[LO$]V5Q7D.&_=/D*N^^^#.X*.^+ MWU1]\55??-4?7_7%5^KC&JO=0'WL@BAY8=UNX#S)+ *'JX32#IG3%=>]UHR> MN94S.GPX*HMAI-*

*"WG.A[QK_7ZN*WP2HW.J1R=\\+F3J(@EF2M*+$XJPDMGUCP:7X<5-QQXP0RM=+1?HL=U(1N+,_8!"'K\.Z\>_&Q^\7QS@A\LRMB'O_LN /TK<\ R#@(,7I-*

\KIS4RV^@/GI/WRZB6ET4J4NI;T;'SA[J"^5IBR>QJPKAO-\M":.M<_6400U#:BS:H.[X\:.ZSEM=X"1@[LHB#L17 ?(MQE>PB@['-URLQI\%4WLHUM06]32,2D]3AF^IY0@8OCTW-

^4$;[(3XM"=L!O MXRH-26'VJIA]@=_G@]O+5CQQ@=]J.C2+1$;&U\PX??$VQTV>VKI,5QHGJ=(IQ M[4/S?0%3W'7S'#);%@+Z)?87U/;.SU ,=)U,!)LX_"6_;=I"\'>PO93IOU)*

MY86P].]$(7K@3&Z>!!:3?^P.V\O'?FHW#LM3AF&BF.F8;B,_ WI_ B-K 8 MUPE0FQ6=6U(%2KDI%*Z]$M?,#=CA]$=I9%VXP5+]/PL+78:%E9!1MRZ@H0^L\(T ZH0]=*

M[.+4.NVI(K)=IHGG=@RLP,2,.PMCAX8[;>, TPW.#?O0.>+)#EU_A)I4>8R M4*WHR5;5E$^_NYW@=UQDHYJ:8VZ[@=M9%:IE*T/G8'S MA,/)1CS?A@BDU5",42'-*

DD@S;TKP]A'9'81AKUC<.GO'0!I:O-[A\3Y>P< M/[&]@P:]3^UN-R;S^]PZ77T"U!KR89K2-%S7\X]USCJ0A\'L'1/#"YYKN9QO% M-5M;4W3F3?4YI..#1C5U+ NH;]@$*

9">?;/G55[_F#@/V'232]O,[@>]JOG MG@@YL"L]EHQ_BU@,&/Q_7VZ_:H?GSQ'S0A<; 7Y!E9N%H6"_^.BOCO<0.P_L MZ-&C7W@>>1W?'X%6>(5@VQDX.-TRI#,]6,Y!-*

74:7AD.K@_9Z&^CTMD5[_M_P9&_7CQXL>YUW:KF[$>MEW#X[K>$,_^S!,GLPGXN>0$W/- 1[+TS7KQ;Y&+6@W;719<3+-2-9=K>3OM40U80./M-M&]AN-[F6ES*[(#XNR-*

V%MLB3&_67P?[5+%TV2V]-,Y:.>W"[?SN8WX[;,&H' MZVBQ?M1?O;0MU+>]E(UW2Y_4;X8ETH@/EIUDAF;1=K&D]>C:7>7OUV=W^^_ M/;^;\;$WW*

M^@("CA<=I^F3JQB2_29#7ZC"1>@'1BDIX(B/_W?QGUZB?#`M0H7 J\UVCY+H>-JJ[?RYTT=-08:(C99EZV/6L=;'7GWQX 5TAEW#_,#>&E MY">$):1/0! \?YG+BRAS?K.H(>.

(^P0G02_0.?SMF,/[J(.G'4]P/8>K#RAVO(M4]MM=RL@&E/LJU=4V/LBI6 MW5[+ ,3C)S&>K97K32,V8!.4/][C9NC]6IK9?T$],JH_9S(]:89P(+ZXV'*M^(J:S*U7^1^ZW>Z*

;4E3/D.H?]36;S)O=5?)Y,8Z!2]4[E=?)G00E"9A>LT M1", #CC\[(Z? EX<^_Q1#BG %=V4K2V^C4^$L,_,_MYEJ.*J-BV.MQJMMVI5JZ475&HU*S=C\R-H[M$]XQ8L)WL GB@/V)AJ<|*

R6 M:/^GG#Q>AS4>2>=>K(]8,I0<4SE[5;IX_)64"E[+5I#P[M^1N[9]Z=R _VCAK6X2.80QK+V$4;_6N5V4 J#^5L#P:]I4$QO3M'ZX?^N)MI M+/Z\Q12.B?

D:5W&S'(EO!L)LXHQKZ3,NYKXSYG?5Z M 7M!2KE[@6>_3R$CIB5.E3"9MJ*Q"@1PT%1&M(IA8R9)!$E9)20X4+FM.!$ M WCD/9C^CNB>-T\R2Q'>8DHY&>[!T3]W^56H.9;JJ=\'?

MRBS0MYN;=HNS1B,@/6=$3SR?0ISV+P,#)VDS^_7WPFZ*MBEQ'P6%&] *YOE M6,K"CTC0IY!UX$:,'I4L(52M^\,WR=+5HQ7.5[HT=TX02B^]_BN\M4=#%QX M!6E%^\WU*

*X_!GXKW^M[[KGGOVQ"%XK^*_VJW%>T?&*K]#9[0@F?7WEX'C=17K5:SW7;/>C=/#FW)=%7XK'[,A MKNL'FC%XXB#TWVGT3?%RZ7KL7RY=79^?]I M]]?:Z?75W?*

*77RI.3^_,S[>+RZN3JI/+DJW9W#QI\.[^ZGVS K)H_K;'-,\NL M6#5S+>V1:A7;GMU':B>5RBGM@19L3;M2B]3RM0/"X3IO,\QIN4Z4&*HK?42-MEK,4>X!-739BU$E0M,YC*

8TQ;P_<3K9:[\(-AMKAS>G)\1?M\DRI\BO:K^XS M)N9?Q4-814?#X2^P\5L:O7YL'&B>,X0[=9G[\23NNF 3X#,NNP>D,_2..R!U M+/O7#[FG?"[];QV]!<(L

#!LY6!TFM5&59KADWE%8NK'X9[@%SG!\ZN4-+ M-[<^_7';&,II=D;?%$M)\(Y&#.(T'\/\=,8Z,-AF ==P\+(-/ZZ1""/C%4E2_ M Z1C[R[5P])M1?6.1/]FW%3/ZV1D:#+6]%_,"4+M"2-*

KE;,#>BGI4NF8"JF ML .4U=A=I@!+KRFF\'9,X=0?C@+6Q^G%CXP,2%$]I&&OV8-51?905U3V=E1V M3L.W%5WM-UU9.RMV<>D-Q1#>4.PZ85^[&/A2A?:

F8>FM632MLFQDW/_BV%A+F@U& M-U2:S9ZDV;QYRH%1P]CP^;J=G)Y>?[^ZOJSZ3;NXO/TV-6=E1W?O3]`0X-)ZTXI>8%QRG37H6?:[F!PCL{JN+\C>N1ZP%QR/EZ,]6-

M'=Y\L6KQ!]/ZSB/3'$QV8!P_G$[''\):7C"%HI/5Q-HB2!I2D'0!K"&<"^-V MZ'9=)\!O#_$-!Z?\!0=`FD./D>:<-A%CU<6$Q@$]+K>:,&@E')BK6PTV?=&+C] +-7DI&/F-

*GRK#F1=@G7:49-.\1D_!2 MV,?@\!9[?8P&FNH"%#(C4!8\/3PXJL"C-#\. "R$W2]TEB80:0"K$)?4<-Q@ M>& ISF"@#>&" ^^%KT>P@G#(*5)A0D7 39[K B:,;@ N,!/ST7_TG#;S0%$SY:*

MJS'!98!-! A^AJ?W*A/N"Z2A4:\WS=VKGU@'BQE-!""[]DHI6X`1'YZ304L^DA5?, 41=6!C M(-Y]W)2376(A:O0M\C4[Z4K[C5+O#Y(/0%PD^VP7UEM\5ADA5-/(5*

*M'%B,F!6F[\%BA!C"U9Z3?D%BM%GM_QH R/1>WEQ=K*P"PHNT#4A<+_2].Z'*> M(L3_/FRUF'[O^\#?BUF_$S#)B!%##W;8[0,Z89^B ,K &,,?PGHIV33B9N]XE MGXW*

1,3#[;A7N(]$'' =8<&$%0VX#]I.T4:<6O08=O^S.H,T[S-A/C51$PD' M;Q53G4E8MFEDZZ)4HEO3,:MP5K)6@&B@5-!8*72O(]$_OF'\2>$4R8'[,.)H;=T 3[4C3O(WE(6%K^$'RT

*M^[X?9K\5AP^7@#+U!*H!**X$4]-14 '@QX6OPO/WVY$#+P0N'/H>`9]\#R&@ M5SMMX9'I]G<$4S7HA#C>@%G]XGJA(J%W%H31<@#Q F'9P*

*M+CNLU!V21TC=TN@RE?,H4=50UGA@HS?#OV"M0N^(Z+,1L)ZLQ%R\]>**+-!BYI M%-B,(0[*4OO)=!U78BRC+Z_EYPC"GE)<@Y,SB6A!CWFP-;5K 7JLI4^4V*

*M*NV9LZPAWS.8M@-2Y_G!N&S-?2WD*7[Z]U&#N4"#QT!C\T2.%/V+7#5A M;^+!Q>P7GGYH@+A+N/?[#1R%*2,"H9>[@ 4GIVA&W4&[?]PFUK'MZ*W8 !F*

*M]W_B[IH.@08)YLBE!LH6'$&I=`U8+%C^P&H0Z'BY0(U",S]"C5(6*V7#D_& > M,@\'.+(_8)SS/G$5"!ZM([_)K$?PEF*L($30!:\@.PCTE9LOX:HH?@)S$*

*MR_+'R;/Q89TN,'DWDD>YQPSG%EBQ!P+REG5\$ B$#L?P5P_U 5 _#H*5FSL3. MG88-/?&C&\'K.HOD=!2RY5,6 K*-HKVVM&Y1P*.H)U\|HNNL(<;AR");#BXR)*

MN+%P=0%Q#D"0FWDO"0:'-(A>R8%!Q@U-MO)BKLH5+ =8'5P.C@4\Q=@@#%T]#!5^C?1B"HS&)8 20V;A?'RZ?K#ZF(<[-MX%*&[T&H=V$4. B>8P25T%/(V4#^.P9:N!*

*^M"F^<=*RB&>A$4>]'UXC=I,N M,*5$%TVPX &]HZE!]Y1G%?;$M.,*L _@9?KB=5[A!Y1OD4;JB;@(_$O(P5WP&CVC/8[!3]"!?* C>;%Y+]"*WI8.16ITH%1 %8 M9K@S%WY'/3.Y%]J-*

*N3U|(@&VB0/*0V^]E[^(\ %@OI#%,03)IY&8]=5 M|BA0#N&SGEQ8&4. _+5@'J ;#\7O^.T.UHE)01HO8'6D6T$&L:$$9X@I' ;BZP M29T9^H]LQMI(*

$4[,+LM<@HV/H4$#K((+D.=0[@BU16)[! 11V/&61IJ,61 M\+B@? 74BCE.>^2,U]"28+ ;>]INLFJ8M UR+R.[N>MWXF%B>X3Q2#I(207 M94RA!;")?!)Q*

7.{3@(.6H()$O@076C];16XIT)A>C)$7>B%P@2#.U-DD MN"YKB:DH5A]#L>+C0H8+NM*?W*S-4B6J>_&>FQI0+ZC DLD'^<^*T!,H2^F8^ M<:VRD7]C@GP#M\=RU#.Y#%=R -)E<_8D3>*-@:G1(=CI! MNLY\U@O5=R3LQ:^%>C;=/I*L,=`5I_!GX\IY9_IPEIQS^",_;M%&DT*88$)?(GLF>0KLBTX.+LF4L#(^\|2/V?I#\"G^^?O[(@!T"VZM#HL8=.

M578DOPX"=!P.I0AWN262/)&VI3$A/2I<)\,=I;_//W8|PZ3K<:SF3,_5=K4KJ=-[8!A]W?_B,/30@/O M#S_]3KI=$8L4WEFZ8G\E3^)FSCJ[.J93 9.=$%1Y@V2..)+/AB^=3B1%Q[)"

M2D_]X"1I_' ?QHW),/N?8?=' '^*R/D^Q@3OCU8IG_4M%LT_H1>]X'Z.(R DM8K)>%N8?Q)G0!*P! M8R ;<[&1 M[Z/RF1B#]6]>4ZE3{BK&$9.8-F0Y3B?HP@GC\XQ&;X/?*

#!RX6^)W7/TXGOL M[L+34C$;Q>LD MR3/"7Y=X\[A_(6/U 3)*SL@6QR;*S,6'D5]!OB3Q<:!#3U%N$-/>M.R#B#I M&9KA'EB$KRE4?#-4O!>2>0{R%6:H=V2O%)GK>9'7<0?C*

*M]^/G0<$3(I\BKBYY*&8A&"$O2^@HZY[A"W\"$DGI*$HS?F9ZJ26#%>M)>#,1 M4MAW1WGM0Z'YC]%Y1*8T?6<<%JH*QL}(3\8W U(^5>BAG9E,KT4Q(# '+_@*

M/G@FZ+PA!=XSF8.82> ,,I3/!X\E)CP6G)+G%'+4_M0U!HD)XN$<G&GGXP+7]^M'3I.N6WU+Q,"%&_BBYU,F_,IQ+0KC=]\1,W!HY=ZUEL[*&2@Z2U*

M:?/@\QD;^!@>T_X;E.]/VKT/",ZTKU]OQCN>]B:,EH;/5Y^G_R0P:AU\/HD& M("X=7?N-^8!JSGZ 1E86\(8:HKQ@&3.Y1'N1%2MP^R.7$1E^^DO(?7; [4-D M]++#1JCF=R;[#0,-

*X7!,5]HM5=6[S^&)+0Y/,/A\>OW]{O+]3KNYO;XYO[V_M/+_3+!J.KV|OKF|H6,+)U9EV]_W+W>79YL<|[3@,*RVP4Z-BTWW^(=_,U:!:L6[!>U@1%KB^WKA'!+<*

M/]X+'|;:UVQ\O'?QZK$!2:\>)K?'<%D.Q_D\P58ID'U:28 SH.X"D4SN7 3Q M=`L_=W]LZ!NA[V)8.\U/:V _P;+8Q/^3ZH)1TO9'USQ&86VGTXF',+ZV]+1-0 M=5XTN7^DW# 700.S_2,/9>

[W^*P>S#FCZL=P/T===^@,PK\='%O2.Q>'QP^. M,_[(E'5.A'?1/0%83Q(=\"%Z.4G7<)99P@&FFP^=Z&\'[G/TT8N'QUV?+&E\ M"1P20)[1<7%G7[UZ\-G0ZV9#-*

*VN&]/+)I7\FTV.I#=6WOB$#-V29+=VNUB&0P/IY(]06D[5 M0LW"W182X3[S^,,45)?>#;.LAV-X3#7&QW^QP"] 89LGCAJ8+Z*8_#139C=P M;>/\>9-5!7+5-O-*

FW%,5!SK%!HU>\L1A?,_%?'Q$^?V>#[K+X60?\-MK-EZPYPTIA1#W#$$YQA#?`V"-22"-4O) .<<[\)NZL5Q86M!BS=R7%VQ:%D<`M:,+QW;*KNF5.&A9E94/+1# 6Q%Y$C=P?

*=>*L2W$V&K=U!O5VG()\M;7-H4SRNJ;[PN*;[;G]5(,%$YONW9N&KR^$LN9!4C++#AB3J'WJ)]H:02\W MFR76RVG&73*-/MG/*IS)INM1NZU,9%*

*+NO.OB/^@AKMJ3$91M]OJ*Z;\;#5,5BDIU@TR"M2)>UL9=TE.G^IB3!=*IZ \E++|515P"*RJ*>"89VO:&;AN+^BOO/N0LC'.S M(BD-:WHDI0Q^G9WAI2>R/W7*

*.@S$<'N@&.84N^80/,`M-'2[-9D=I;CFCB'>QG7FM2)>C1#/J$Z*:\4_ESC>L[0%@N*BRV52<,!A5E"*`MR.$*F%P_^&Q:IEYM3(9X%`_=,;1[@Z2*=;%=`^N+6KK5J"H.NAYK'HWYV,L-*

MJ/V/[+`;UVQ\O'?QZK$!2:\>)K?'<%D.Q_D\P58ID'U:28 SH.X"D4SN7 3Q M=`L_=W]LZ!NA[V)8.\U/:V _P;+8Q/^3ZH)1TO9'USQ&86VGTXF',+ZV]+1-0 M=5XTN7^DW# 700.S_2,/9>

[W^*P>S#FCZL=P/T===^@,PK\='%O2.Q>'QP^. M,_[(E'5.A'?1/0%83Q(=\"%Z.4G7<)99P@&FFP^=Z&\'[G/TT8N'QUV?+&E\ M"1P20)[1<7%G7[UZ\-G0ZV9#-*

*VN&]/+)I7\FTV.I#=6WOB$#-V29+=VNUB&0P/IY(]06D[5 M0LW"W182X3[S^,,45)?>#;.LAV-X3#7&QW^QP"] 89LGCAJ8+Z*8_#139C=P M;>/\>9-5!7+5-O-*

FW%,5!SK%!HU>\L1A?,_%?'Q$^?V>#[K+X60?\-MK-EZPYPTIA1#W#$$YQA#?`V"-22"-4O) .<<[\)NZL5Q86M!BS=R7%VQ:%D<`M:,+QW;*KNF5.&A9E94/+1# 6Q%Y$C=P?

*=>*L2W$V&K=U!O5VG()\M;7-H4SRNJ;[PN*;[;G]5(,%$YONW9N&KR^$LN9!4C++#AB3J'WJ)]H:02\W MFR76RVG&73*-/MG/*IS)INM1NZU,9%*

*+NO.OB/^@AKMJ3$91M]OJ*Z;\;#5,5BDIU@TR"M2)>UL9=TE.G^IB3!=*IZ \E++|515P"*RJ*>"89VO:&;AN+^BOO/N0LC'.S M(BD-:WHDI0Q^G9WAI2>R/W7*

*.@S$<'N@&.84N^80/,`M-'2[-9D=I;CFCB'>QG7FM2)>C1#/J$Z*:\4_ESC>L[0%@N*BRV52<,!A5E"*`MR.$*F%P_^&Q:IEYM3(9X%`_=,;1[@Z2*=;%=`^N+6KK5J"H.NAYK'HWYV,L-*

MJ/V/[+`;UVQ\O'?QZK$!2:\>)K?'<%D.Q_D\P58ID'U:28 SH.X"D4SN7 3Q M=`L_=W]LZ!NA[V)8.\U/:V _P;+8Q/^3ZH)1TO9'USQ&86VGTXF',+XNSVL'G9ET%&B[

K((/K;K>L)=,GML"9[0:)>:,]SZV M;>6<\;7YAB6KYURNYGGQ79:$.#_AG@7# M%7(9F_6#SY9>;=7T>GUWU!#5C6559:,]+%Q?>$U[(&A;]VN-,"S5^DMZ%++*

K((/K;K>L)=,GML"9[0:)>:,]SZV M;>6<\;7YAB6KYURNYGGQ79:$.#_AG@7# M%7(9F_6#SY9>;=7T>GUWU!#5C6559:,]+%Q?>$U[(&A;]VN-,"S5^DMZ%++*

MH23]4H@B/J2%AE5W:8"U%ZJP]Z()F3<]X1#,*-_G?()=Y0ZYXEQ=\NB M?1/$@M7035O%Q95W_2A 7>VCP=KF$H)5-QR85RBUZ!;%A=6;7UIE6N MXJ"=[$6R
RE0R['QJ:'S%1OD[0F#?P6Y4<"N91EZJ[$[F:.+H<&;_W=Q,[- MQ\M6Q\X&A9.;==VH+UG=M#D466^&S38YT*D_'+JB&Q1U H0[8.G,Z\SBQM.[M4"['T)Y#]Z/G#OYV$
78KVS<594L#7N=91>6($<39SQ/<*PU=[!O:O6 MU%WM#^+QRL=EAM%MI^MH$:LPZC1=OK1JU5WD=W[T_0%PO_ 7S4WJ2LL/[5U3
ML5\W00];\VZI\RMP(1]?"HBBSYXB=\.".QR>/5/B7UY=%#$ZWR-4O'&"Z^ . M^Y1UJ3-E^D@A[:N2]<'J9K/;::NI;68U&.$H8,7CD^M&CFB7F,X:U[6IVZ#O MPU?
DY8;GL11WP_@S!=LZY_9ECD#R,6K6P*^KUZ=!1I?M:I7^?\7 #]?LN8D MKUP:^$MO[S(,XQ6V9O,^C_5Z5;>;DULC%6S3>+/BTFM\%H1EU?1&:S*'1W/I ML?
HJ6U@:^M=Q%$;P(N"D2^^C7H(C>,WZ:2:' 6?0TDUCL@1/\]-GKS11<\>< MF6^0JY$J<<;!GT7A:S#; ,:GJK MUM+K!4WC%"?=,0S[&KPNSU&F."<-"SKREF&# G# . M7KAS
J<1=/PP6KLY+5]#F""00CQH.87<,+&>IV;5]5IS,JM'VJ9<$[>4RKV(M\"@XFP)E:%:'>\.8T>)>R8H=0[AB6!ZN45@LAG$+B AT\-@@)%J3ZO=1*63#
MCFC>9VX8!6X[1L@1]V3/.,%9\WM:)Q[& P==&)0@O<<5)TMA^/PR/PXWULW! M]M(])\A>]WC7/(#ETDB/KD'=;%;U6L'TJ$VAO>)VKZFNVQ@NH'M5-\R:;K4F MK33%
I>K;I:GI/F4[PP',@I8GWDA,C_.^+3#@1^&$X#=,9S?!/\+8?GPVPSD MISS5TRQ0.=)_!8@"!5SW[IWG(AQ'%WS!Z%C%Z4KG UCVK)=D=DTT_8S69$Y\ MB9P!Y2_FX,#BN<#AE-
05E1B\JN*730;B25=+HWGKX+.M-^VZ7M^AH08J07B7 M./7KL=2L(I;63%LW:CN:*+PCBNF5[P6LR]B0>NX E/&D W\PX"D'$0N ::N* MO#E\^9OK^0'@^:4 V-
+X;N#D+MU6$Q*4(CR7O;X:V3#(9RU7GY5=P<*WA@) MN->HM&77%[:@U283/V[\ )]^$G''%@JI>_\J)Z56)@.+-.%&%2AATM-95K9; MDA;;^X3?
6]"'WP2_;=*A[:9N&4MVJ"A11^M=$0.9NF?*T"T6"WGX MU=;U*\V*6 <82L)*WK(R_,3KKL'0KNWPG(DU(,Y;#J+8/W)?:5+%'I'[6Y;: MKX?31$@+LXML?2*S,_<;V(T*Y5LTVS
M6VMVG)9I=PW#J;=;M:K1K#6K':O)['\;9N- WM4/4E;]P(|; 7-^'#L]V.-' M9_#DO(2(9QE0#%WO. OW<9!-!4ROMPI@F@O A1,,D+L0]IV#T!B>#7#\[GHJ/?*I).Z'6$I*?7W^\NK^ZT
MF]OKF_/;^\OS.^WRZO3Z]N;Z]N3^_$P[N3K3[KY_N;L\NSRYA6^GDG=Y-G1U M=_WU\HQ6?WL9D(6QHX(Q"]E'^\DDV(']6A;= M]"G_.&0EXZ8K
HY_G7*92I5S&F$IBS>+KROPU8?)SVO-2JUA%GY5K1B%GT][ME&%4FG9]J4=-_[QFVWN^J.;,1RWH\BATL!FU12I#.,&5R>C]%W,"[1R$0E<[M8QTV; /]68:>TRY? Q=K>
<=CZ6&&]=W+34>;ON'W!#1+ 6UYH)FKD.)2K7*V ML*];]LB\>.DA@RMCQ#H19QNO6L$9WUBH7]8V'3"W0&Y8Y1WXH/1%+UH@D$)- M-
RS+#I9QD35FN\@DQ2_M"@/CLVDW]$9C,CA65K^W&FRXJN^YC*3Q>N]Q%G"_"S9NDU8\G:TTC1U#LM?"Y MKAM&J?L6[8CTHU)2)?BL#6&JA?
DFICF9:Z($WXXAV1K8H;TA)+.Q*^D]&,\TP"\<' *G,7&.RK4P;T9"&%WW M?O/]+E6XL.#1[;#PSA\L.-0FPYE:8!PTJV >*#>[LD'GJDGK0SR["HA7K^NV MI3P0I3G].>K/&D\?6_?
4FKK54,'H=0A4=]B.@Y!UE02=(T$[\5\?4W!)O;$(M0S%<5,";E%#<,53:G%!<')NVDM-X(R- D KZE"%;>\AMMS]BSY0:L%L MJLT"#WX?,.I5# IO!H9+D[*!!G=-
K]J30[>4KK!C&+AY76$C*&@""AJVWFR5 MMK[Y_>'!' 5B(WA@@ MF1?%P9ZFYQV^2HZ'L'SX;3+:AY#]"G"] *CR447?6-3WNY?>(PLCFG:S+#G4 ML$_3>!!B8VE0)VIDS6%5/1 M'=?
3X&1# &R(LY?<]##@]W._M6. 7X;J%=F33-,Q/.V/:*GZ[E?JM#2"?/1WY% :42^*NC $+R-O:P>=:73?K MY8J2[YK %78FG&\J;M/.(5$ C^=052)VCK]8XOFU=^:&^6.8-SFJ8*
M'^,#72]FW6L>(&P%J%V_>!S:W?ZL2F^NC6#=HTXUP!V6E6M0C9Y\LMYM29$ MZA2WUAIQH E\Y\W\6'LF2.$X886PXM@-^R1%P83MLG:DY.9\'A8B C- X?,< M"*][9P#
96R#EC),]YR)KEM\K@OU&E5EEI;N_.!WW,C1-UE_28-\^"S7==KS=WI1ZGR3,K(6^?(MUE=@J'7PN6GI36,RIJ[09.?09(X(?@6:V"B(&[I=4+*I$I%>?\JII-:<* K<
M=APY[0'3(E\#4.,I!_Y@@%VE75%&OY\NXM?E(N6Q'6":)A^<9*!Z[U_E8"H[M$Q3A?>W@<[V@'X_*-]J"DVZ.$%S+>=.(ELFF(NJ\R^"4W?1<0=27,$G0TPLBOS.C[X_
.$_(:G6HJB5#1[3QGHOOLN24.[&S>D< MW2ZMB#;!HJ[IK?HDS2J+>J8 V7&J*P;\WE#=YGT$KR.[%NA%)I#=DOW6%.XK MW"^!X^-5N-
^LHN^CKC=:94)^H4G*=TG0V8#S*YD55I$#S8*%=?T85;OQ=:]G M1EB)W[67JOJ(!8F&WG<"IHDHJM9V0K=#W?&Z[B".6'ES.2VFC/2YO*(RE3[JZR$0ZTU>/X,_V$BAM:
(^GN5,RU%D MLE-DTE@7GM;>9 %3Z;0.)D3%*,H"49E-J^A$?] ?K*LYL"CG@>64VC"OU2Z7 M^S3#-"ACG&5)E9'#9TF'K03V"8?U53QLL^"Z1Q@?7L=1&('= 2V+^D==T
MTJA9NFU,6M=EU>H61Y=M9K_L&"8O*36F8/(<)^AF41EGH-0,O6$L6=JC*FT M^#3'L;A9?,(I)[6J;A2PQBWBT[O3(J9XQ/:*6K:H1PBM?8)FEB67%OKI:[9> M-
79GK(3B_*7E_*MI$FM#9JQ\J9EZU5ZRQY'"J-)BU&JZQ-HPRN3:A+WL>$FE M32PF+,_<1[?+O&Z(ISR T^I.A-MF0Y@OO@C(KZ2 MY=7%9*]9Q+,[S+M,,#%QC J$+'!-
MBQT31:T_2^YRK0.)'G+I*,]).Z5TI+V MB;@W%0]<(W7;4ZA;D9@BL7=&8HT-D5AM!TF,M.X/5"T#_W;=Q\^_P@^YN,QS M.@R+9\0I?_ZU'7Q(%(.%;UL_$B[I-W?;JVP2BVSA
4#8D^QBP@1.YC^S3D]N- M^I)I9NX2?*>:WN*T@2KB:/HM&Z=NHSJ/IQ,Q7QS7\L#(_L3U(E]VK9IMFMU: ML^.T3+MK&$Z]W:I5C6:M6>U836;_V["J!_*N?I J&0_LN!TPY\>QTX,]?
G0& M3\Y+B"PS XJAZQUGX3X.LJF Z?56 4QS ;APW@_RS>=HIRW,.*=^=ST=%O%4DG#'Q"TM/K[W>75W?: MS>WUS?GM_>7YG79Y=7I]>W-]>W)_?J:=7)UI=]^_W%V>79[_OEV?
G5_IUU?:*?7WVYNS_]^?G5W^<]SVN:W\Q+MIYB+'%YZ M6M3W8WA&-SQZ"U[.&SKDU3_8[< 9A>RC_.63G";K>K1FNNG3T D>@.4(IHT< M9TRQH_?
QKP4S:C8J+;N._$CX5L6+!:NJ P^3'Y>JU=JK6;A5]6*4?CYM$<9 M9L6VZDL]:OKG=7NY)^W>HF8#?4$G>6'\Q:@MXDSG:#J!5_YH.P[2?S$GT,Y!
M;G0U,+T81D(TR]!SQM0N1@Y6&B"YT)Y*=H!FU;27V-""%5X[L6_KG>[;W"!U M;FU?I_YP%+ ^\T(PIT05W<<%#GBAVL^UUS5N[56O+9_D7M=JN=GT&EJ>.)T?
M#X$/!M&Q6'./_BNS"WK)$.Y".RR)<[GTRP8MF2?/ MOFJ3J?M#>V+CQR6S2 N<;[5RC;>NE!*U).S:B(N= 7@O ;K_1.#*84=?&+ V M=HLI$+YO3P BN(13C(_=6S\+,
[X^CG#NF_E%&EOUFQRV1%JA-NWW:(U& RP6 MW6RGIT2JH]U4V=CWT6(]BM[(4*DW\/J1%#*[&5*(_K:=,7."3R?]C(#7]OV! MV4=Z^NS"0OXF6&)L^KW*HS(;M1=&[=*0VJ@-
VKIAKM'_>0.?Z6$=]PX:M>_O MO,W:P 358ZOG7?18]\;*MC(@L\2S31]?JS;H9HQ-W50"5<>\S>:U]VY@334W MU\@5P> MK3S*DD1%PX+K(7'%0B,E!<37W'M%R'?
K7LD,PI5$6Y@R<4:(J7B08BRRK>77'7YZ#E MKC#9>3%3C]AY:\>^43?Z_:*M'8U^'3A!YE?%6Q^:W95WE*D&K+7!=KVW>E7E M[>^
U]1M=RNVIEZ]WP"5'K?!XN1H]O\>NAP74T]&(@XN--=ZB*ME-=BBJ=[^N6;W['A'S+M94E>9Q M=S\3Y@V=%^8'Z/Q4@,MN5NLZ'ALS]HQF)B=6U\'D=P_L4=B%@"*L&N"X3MN2
M]PA$JG3D;/"ON1V\'ES_^?6V^<6:6LZ()5KM:T;#:):'%IO:_FLUN:Y ^H J>WO (G+@ X$8+8G,X1$IG%W$DN)QEU(UN M?L.KK0+V[8-Q5R//?HOE%,$>.,'V*TFPU,JKW>KK9F-
'LZP5R2J2W=_V"K4[M,AIK]CO:$_'B#/I63V]E2-N48:Q(1Y'.+DEGW59A>R*=5FW0[[5UTTQ+O0,G MG7= -P=$-(5HQMB]BCBQ?[+QR=_,<[.HI(V*6 ^TQ,^'KQM6B$3?!Y4>,:&:
ME;3EL'FBWL;A*-UTKY2#HU=%LHID2R395B5)MEL;F*;>,16]*GI5]!JGUW8E MZ15;9.J=1D,'RE$D&\L(E.^2I2B;]T+;7Y+@>YD^?)RO.L(M[?M5AYBRL6H6 M=05R-
,*KC$Q09JHL>Q3J>9*'_$,5F1"K0*I JD"Z$Y 6TN97-,R^\=R)';QA M'K#1[.]I'O [.VU%0/LEH!4-M]].0$9#$5#E3GM%E4BB0*I J MD"J05@6DA;3+%94(.QX(:9AY R$5@E33V-
PU@K04@BBF?(@/> IO49[+S3W M'@Q+WKP'7NJ._L3 ZUC7'!9@;TG;]^=44#YR2^TM\+[-S")4:*8*OC*RCH9P M3&Q\/OINA[;Z>Z*M M=V?2VG1RVFSNH34;X"
6_L6#Y;,Q1529X],T!F7B'I:)>X?#";[@,9[%3C&# MVDQ,*E)2;*N'7J@=1]JB7=:.8^/C;]8&9C/MS\CKK*%.?GODODY/B8+G74SR MFIBEI)O-CN(&2J=5('W7(-
V5"5X2YZ+,A*;14IQ+D=DA@717UGA)9-;:"YEM MJ:AUV8 MGURI\A7LTFS,<1:,YG]_BB/<]8381(H54&;*97246=3?K@W2IH&R%"L0]%YP M$;S]T O*@TYMT--;O:92NY3:I4"J0*I
6AT;?%\RH4LRH;OC0L=WAAJ*VBIF MBN^+VGI[H;;W$"H_'?TUMWU;6NDSRPL>^WS+QNQY1C-6"W.R?FU@=/5.@3$/"@L4 M82F0*I JD);(_E<%<[?$_EL-Q?ZKA
4K^EIM"PMH*JG>;?45%E0 "U9%G+>% M!49MT#)ULY>N:=X6%KP'@_8,C58L-\F@=G3T(:.I&2?3=_\.VQ;7FO8K*2Z$M36.,VL;%)KZ,J/ZJ"&ZM,
MKQWB1FLON'$\DVS.;3]F=P6NLKJ46%,@52!5(%4@52!5(%4@/9S85D*7RYM5 M^T\^[#9+E\9FK6_W1CV>/P=!O1Z6)[T+J13F309LS3 M?+P[.FA5*:DDJ@*I
JD"Z?;UOA6C34,>'^/[R.8+.TRQ.6B_I7=;N\M?>6?G MKDBIVDFBI9%27Y&2(J5# VFI9FA9I-1N[)Z4#C&&U\T\TB_6E.:]G+,1>WX M,\YLZIK1,(QJQNP>7&_,O)/ G7W"
<_/=J3W6))"J3%#9T"]4OF:NT27KB;MF M1&#<&4WG")',J4S9OIW"U$>)[2V]T4QGMDL4V@OS7\+UUT:BG8N$]XS>K4JB MMU$;M/6.V=!-(RU>%(*__>HCJU&6UV]V5Y?CU*
(5DE$2_F# MJH5HU&RST31UH[]^@_8#1+4#Q+-":+9.V];=8U?NV-"#D]851>MW@-DK$BGV MA-F=VJ"E=PS01SOI$/O!8;="\#TB>+^2"-ZM#8RF;O323;\4=BOL7AN[6^O,
ME]H]=O>(?;C^C"\2[1'#A1I?O$JLRJ>'[1B[GG7FFS6+T5LZRU:NV]:HC MW-*^7W6(H;)L/GG% LT&2?#,JAD;J[)05R%Z!5(%4@72MVCS*]JVWGCNQ Z^ MNG[A=ESM?
FW0,_1^QU3= 13]'!)("]'/BO&K;Z>?3D/13]4.>T624/RPT^?9 MA/-LJ\.LRF$V5^3U;T"Y!IRTJ?=V/1'Y/72CO Z>F*?AO$.//3''MU^8,AN5 M0J% JD"J0*I
6C&0%E(N5Z3HDN0[BPN^(2#)L_04 MLS9H&6KB6F4P8(4MN04,:"D,4&SUX$!:IIFW!:)J[X&H5MA^9<;BU57JJEU> M]1[<&J(WD8^Y4YKM^W,VUF9S#UOO!MC[E7_Q@'- R?
DA!X$JI\<>U+14I5%& M MR0SO!\[F':&RS)'?]A3>>,FD"EQKEF"9%.;6 :#:695:7@OE6H[*?@\1?T M+V.G,+W72JL8JKG%[KG!.G4ZVT4';!RDMSI-Q2R4&:= ^JY!6DRDI?Q-)8JT M-
)OJUP89E55*9"E:JB9(B_5CVJ9ZF**E;F.GM*2<2^JJ(]WJR'I]@.&$(39@=SC_G)E2I_UR[U MQ!R'UVC^]Z]CV0F)S:Y>N*YSVIVM9+8"J0*I JD"J0*I JD"J25ZEN1 MW8)SZ$23B^_F#
[X]MBWO5;3T]#$U?<0*6Y3MVL#4FTU5.IX5B8KPX5HTHJTN)-052!5(%4@52!5(%4@72W>;-K3"[OMF.Z]%\!*Z7 MG;-(J4[H,J82[*E0.5 1+>KO&DB/+Q18U_6,Y
MB5O[\,LRO+AA'M5_+,>/X=7E(H+$)GR'4[_EPW#D]XUEC\/S;43GVX?SK1N] MU/%J,^9I/M[]425=*WFL0*I JD"Z0ZUQ14?^D,?'^#ZR^:+RO=<_M]OZXV,
MQ@%*#U2D5$V0;EC@OB52:BI24J1T:" MU4HMC92,W9/2(48 L^=X?K&F&'G5 MSMF(/3^ &68I])8=@][["^IMW233,]NN)=SE#=2"2\9_2N MY
CL7JLV:.L=LZ=W&VI(L$+P312B=FH,]K*&/[M']39P\A8@>S_-R?/T*(5H ME42TE#^H6HC6P3!1TVCK9C_=KO:(4.T \:P0FJWPE>P)N[JU@:$W^\;A2^N*
MHO4[P.P5:1A[PNQ>;=#2VT9+;[;3KHZ#PVZ%X'M$\!63H_:$X'U@W8#=G2/@ MW0J[]X?=*QS/^T'N?H.X=ZNGF\UTW[IWB=_"BR[?)59E4NO(C3S..W-,F\7(
MK9QEJU=MZU5'N*5]O^H0(V79?/**!6INM(K0*Y JD"J0[J[:O+UB=MJ-YT[L M &=O%M;(FZ"1M_5^AKFI#EO13X5!6HA^5EC#&]"/H>BG:H>]8K1<_+#3YVG6
M!IUF.LM!'>:>^JQLC7!QAGM';_=V//_O/72RI.'@VB@^'5R;PADIFU%I$PJD M"J0*I JD50%IL:2R5/IY3E(92<"SN K.GW+A*VU$@52!5(*ULY'4;$L!L8)IQIZMWE 10M'58 M("TQ-
KH=TFKNB;3>G4EKT\EIL[F'UFR @RGX%P\XKY2BJW)@J3)Q#\O$I1ZS MJ;&S6=1FU 9F1DLGQ7'WY&%,&[3+N@H4//Z"G!B;#NF&N7[W (482KM1(%4@
M52#=1["W'(6@51OT.FG56[%\14S5!.E6 KCET%)[M[2TPH(MLQ!;7:6NVN55 M1S:"YO09DS_^)L:!"05Y?A>9<9"
<]P(_%C9^@KO\U*>>#GO8#MB5$V8'5%Y&95DHD"J0*I!6*5EB7T*AIX2"(K=#!&F9 MWJ:=45M_/]3V'E(J;EE@>^P9EH:&_#V.)Y[KQH=I$J;V$>\9$7>A#PB.B%^ M>D!L?O"-
!4_N&,AQ7K@ QVPVL "G;:K"MRI@P*JB@*U@ (X:; &/;:O8604D M;V?=0,]6<,'(G_&B5#&EW2J0*I JD"J05@FD)98%%!>I2X-+37-/P:7W8+V> MP174?
@"@Z6L3SWW6G,0@!LT6DQA4F;MB7@JD"J0*I JD"J0*I JD>^DMG3TF M:^B,4.EFEZ# W_=$? MSY2B<]N/F4V!JXPF)9442!5(%4@52!5(%4@52'><\]/":OIF.ZY'(XBY7G;. M(J4YHE7
O18_AU>4B?O#74%3S7+Y*/NO,\I]N+'L<'F\C.EY, M=:\;O=3I:C/F:3[>'9VSJH4TEB!5(%4@73[.N.*D;THZQ/!?-_-$ MOUA3&O]SSD;L^0&L.+.I:T8#XZE[#_>);QY<;\R\D\"=?
<*S\MVI/=8D8%;2 M4-4 _DL.2JZ_RXIPB.SM%:IL,M9H"_W$/5$B"\ 93><(B ML&M[)]TM6)[=7J39$C&V-O)L5\8I@CUR@C4K2;!F;=#6^^V^WNDJDE4DJT@V
M3K*MW9/LTAHHHY5? Z5H5='JD=%JL6X/*3_NLI[.NQ>T;9JBT6OH[=;Z[4$. MA'C> >4<+=D4&BM0 MFD*0.38QKMS6FB0@3Q/FCBL,BB$%6L2"3;DPSIU@8M MO=?J@+&6SB-
1"J BV?=,LKU*DFRO-C!,O94QQ5+1JZ+7=TRO*])N]D2N?9*P MW8;>[*2MM'=)L2)<*]\E5M6F&2,;A39WEL,:714#E F@&+MSP)T4I,I9MWK7 M-
M]UE)O:^[N(UG\CCIHQ9"C&,T8,&6S90J8O62$]\),=P,M&RYFC@0@]A/7 MBV+1-MLMPQBW>R.K;[3&S:;5>>BW&\U>N]<8F3W6^K^FV:G)NYZ\"$4?VCMNN?
MY@X0$5X%2[*JLA3MR4-%ZK]6'T^W-KA'DL;&Y-CH#8G@OW^S!EE'OU7YQKIU?GVMWW+W?#\^'I M+7R;2][5V=#5W?
77X3FM_NX>_OEV<75_IUU?:F>G=__4+K]>_[M*N\CF'1^& MCA8\N7-XQMC_F+O<9\M[!!(73++)U4;"QJ2(@F5/K9G//LE?/DN5SG;HY733 MY^3CVNDNB@0>_G7$2^H-
SD]$UJ%XL_BZ#E_]EOZ\VZAWVLW,KQKU[,]S'U5O M-]N%GI3_>;O1*6E-9K=5L37UZIU6;^F3ULP=S=2*FNUU0^IH>48#0[I4(7K(=ZCO:Y>WU-PTUO-
/[X=7OVNG9_?"/(6I[G\I"I_WZ MA^OMM8XZV]%7B@?@8"!3Q 6Z9<@D72,%NX#WJTQZ5RS0;&?D/C-MC4*??4=7 MUJ2>O/A*)4(H:^ZAQ#*Q&\^=V,%7UR_W .O:&^# MW6FM.
89(8ML#IOM?4^ \5\(Q3\$$ O43)E+YD8I5?8 \6][.N&6$'!)T9[" M@3)QH%B'E1R5Z\U(L(8NUJX-VAW=R$@MK$:SE7QQ7!G1B\>B?7B$_J($C@F M>$'5
@4K>-4"#Y[/X7JLTK;,7D(2V:^=.\#7Z\DP!*F?A<.=VJ"?+CY1;;?V MPL-6.#<*'FT7V%,C/0Q&G6TE/ (Y=9D%S[@'Y%LI1T"9^=W[OVI;YJ]1)?/W MG,T\0$W*2-0L9ZQ9SUB2\3=]
<*02M\SF?3'PP>]31M4L#HY$#J%86+7LUP9F MIZTW,MQ\RLH]0"S7V $F8&?1?EMO]W:, M"=N2P&:5)'#\9-#_/&83YGE1P8OS"'OW U^';Q[0-&;/]OP9_D1I31^!XC)R
MYPY>XK#@T(3VKD5V'-[7DTL)Y#.$,1#*N01F82HQL-ZT81Q.K:EBU-N;^[I" M8&\-"4U$PF;+4"*[,NV_U[7^U\>)]+&W:H-^5=M^'X GFG+)_A%I]GS/&YA&8_\7=&HA;%-=#GA-
DJ'+PR''S%@B2&4UN(ZQGY M]@&_;QG.8QL%;$Q?%.9\V)2OI7=[N^JFI(SFJIM*2T+#VT9&[(/7U/N=RN83 MOD=\6!(EWC8^X#S(AMXTT\SI(SHZ@CJR82-2.X"#$\H+<]:S.5S
FL*_[PP M9WZT,KG,H/%=X%GXZ*_PEEN 7F'D[M4&[9[>[J?K"U2XL8JAY(T/'#MK]?1& M1^4.5.3 5[8XW>S VUA!U-2[YNXH_.@DUY#7YTT\]UDE%1<56#D>$PY3F=W' MC?
AO+'ARQXG,B8+(CM$.O=M/J^[*CCQ ;-R!/-T.&AJ(AL8.O7H*"3:1L=M! M K,VZ.K 4)7V_T1%0)0+]7!P^4R[%\-8-N C$)E_[5PD@'@].0<0%JAP;'=5B:UBLH4K MDTI#OYXJL#U XW<-
%$@?=1^[F50F:6G_]495K%VJC(YP]F0YC_ X;-81/#$O MWH$%T"[P*1UZ:EL/]I2ZL80)6M8(E$#>S5^U:(%_.YVZT:[^4>-)>VS$[!=L M%LZ/EY\\/^^#S'7?
0W1_Z(P\9OGLG/%_A\XU0C%TBYT2-(N:/IT&>J>;YNX< MDTI ;QBBV 86-,D];:P_\%5A017JS+>$#=B>#K#!K+P[Y(!$8*3F+.HV1RK[MMBKZ3D>\A.+&>D6M NLB1R-OSL9?(^
61GL31&%+-S*Z;2B'R0&BY?8=)CO" MRU9MT--;W1VSXW>'&=LI!ML1CK1K@[Y>(2_,8?;>7ZL][!KR>K,!R<"5V2T]W%A\?9E_Q;1 MN(MM@WHZV&'%)+
["I&IBTHJ8RQ8QJ<<;4#6+EB_N8GCYFII#=16&Q3E9PZL_ M+NZV-2>K]-'3U7K5T0TF.+-F."J;=QD8\[8"J9E.!VZ,SLU\;&&UCIS5/RG3>:/I/V2C0Q1A7MZ^WFZH&HR(HL&JT
M3NDHT 1-J&7H1JO2E8_5EFDWLIE[/!-#R;3B,@V;0+$7-G5GM\R:7OB!%;#" M&&W@I+.NWF^GG1V*J>W#[554K*W&@J49EETU0T>AX(9B=5,47#)%YWA14.6?
M'K02,_=&3Y;/DA/B?)ZEB 8[$0$5K!QS=D89^@WVVTJQE*@Z:^A$3"5=/;"& MAM/F4S(-9;951+PLZ- M^4?"-Z_Z2)2=VW'CN2/&QDLZI^25;//3N9Z(N$D1\EQ2:7B\Y'G$,F+[N1M;
M0M,U5-H^M8_M&ZKW1(6P99779%_8TFN@ :3W&NFR'.7@V)_\+5-Z<96D6 M<$6DP@7NNU3@MAJK*JD!7J]9&[2Z>BNC&Z?RY1Q$%D99B&#@-$+=S!COH1#A
M('(QRD($DSA"K[^[X=9*UE=I@6JS2HL+$XO(PN(^N"@JAZ58/./(!^9QU-72 MV]#A+ETO;KM&#O ;RPL4U+JEXE?XVC.H< MZRJG7'\H ?[V*8])60BN[1R6"I$JATCK-AG;
(B)AN,YLZ:T"\^NVATC'VCKDG568NN0737S MV-][CMS5,_+8V ZTB37"CH"ORH=3Q(?SW?'9",R1,J!2I9NCZX,Y@/$PMVF%I>$AAB!ZQEZ/P,)%1X<@N.D)#S 8)O1RQPB6S5G
M2;4E[2V;\2 8%0.]"T%;9GI!"#Y Y,OKC/6;-^?6\Z(MA0/A7#ASV[&F] W#I78<%3HMR?[_*WHUU3ICMOP@0?,>]:FKG6T34:W)-*' M0E&ZGGP#]7S^?
]P)-0N@M.&8JF*I;Y9HI>"@DL:G"HL. 3!NB86K+0O6HT6 MG^S44+[O,GW?1R]@M^7VWA2=L;-E#CHKWV<%1=O:9[]+0>C[:WS]9-Q#ON^BC6$[754*5$BH^681Z^$?WZ2I)6
M$ />9!KF8L!J/;K9P)0HO=G<<0,"%4P^9 4B80(?N_ZP+0MX$ZIMU@;=OM[H MK5^:I-AV57*^-CEWG%BF&UW53J@BQU[\-WDV+&,HM/36PTU>G$3F16;6^0_
M63A.^(<=/#VQZ1@/1 NLG_"1BU.,L /U")O!^($[^E,3-8!*PBV?9!2!&-"= M /QO =]+U[M'Z%X[MR%L[Q"T?PC(%B:)%B8^-YMJ(G$U_"9+YAJ5AA5+[=EF M6[E3C@HIMV=,[Q
I51>WLES6D;TY9A/F@2:E36S' M7$K8G2'H"DO?+MDAAI*^%;%#UNQ$GS[W]-'V:H.N.M>*G.N:G4@WIN<^T7-& M#S%E7JXIH*0WG@IBW>=GU^&VXY%*I:T'5<\(AJ1X%<5F
V,:G9[>:*3G(BA3 MX !1<%^1U5P<7*KT&_NJ95 84'ID=1,N9&"&HJDW#95PNXT.WH''+'_NO2HQ M6US,W@$,KR?W H*%&=R2J@(E7P\0]W8K7S.1+XUD6*_02@-!ODCN+B?
O"$59?!8UF7L 1SQ6 MSYU.,=(GYS8=:[1O2P;?-]MQ/3MXI5#WDSL=,R\K^&/T:P-#.4V/F(-NRZC+ M1K!B+-1LU :FWFRF&:C"@4,P^DK! 9RZH?]GS+QHP]8Z/&JP1D MY5S*
A%!4R7?OP?.N@VQND6D5+V"#EGB;H08:RABW=J@9>IFKUME47T@(W-G M8FJB]O"J?1#S6Q=E.=,J0RSO]\\I;)E]FJ#?J.CMS*2 M_ZLKPM?&E9WS\0/&X@K,[RT#H?
M8R*)WC1+&]RILJIC*L'-L:F%LHJUW^NNW M&]TJ-I6E2]#?MC,&C>O32;,WVQ&:K*M@7-QKPZNSVXO3NPOMP_D%_^TC?*;1 M_- 3JW/^R\7_?!_^QB,F&CPEI[JTG.\\8A
MS8$M6"#NQ!D=OME327740Q&A7"4&PL*6A-S/FBU*F7[]/)L'T60BB#?"4%6R][KO\G> MVR]%DBWP6X#97_#OV'X9_#?\D&M[MKQ'VZ%7FTG*&3',#BL;1_H2O^B!G^P
M7C9:CC,&XLP=8YJ#0^^P'@=0A&!D!5$G6VL*:X0/*/\M/(C%[8IGFAU8QLSE MF=*?/#:U ON%??YACX,GB:2QN\3)-:);K =8P#S(OV7K@%QM/A'<+D]Z26#$ M?^)Z$;5ML]TRC'&[-
[+Z1FO<;%J=AWZ[T>RU>XV1V6.M_VMB1HBXZ\F+V/HC M.WGPF/7GB36!/7ZRIC^L5Q^Q+HYB@%]B32VCWD4>L0BU7-A,)F]B1&N AJ,Z MT+KK672D\73 ME,E&>'IV_?
UN>'6GW=Q>@S5_/[RXP^2%Z]N;Z]O3^XMS\@#/I5N[N'#[XEDBZ*TB0& M.9=R=$0^(3Y.4!'ZU#1)1"=#-O39GJ#4K,O=\65*#2N$A&\W MN)B.W,V/@W$9[@ !MK #/'+F[.]
"MYDAT\LO.+N[/;XW$':':*5X6HEH"V1"+X4.R=@!?!!/>? 16CM@SQ8H3X MG[D?V)/7!-X9+1(%VP-EKH*1C8GG<,">/9.E4U_F/ESB^Y^VXGE94W@#(\=E M^-J-Y\Y0OX-
'#QT0$S.4%*#[?, :#:/Q65Q'?S4_?]0U2_N=N7 6,^8?PR9 RH\UD/)3(*D M(K@7A_K03 $@!S\(UW%[,;R7BZB'JP?4&<]'@;_Y\P=X ."1A2N 'PAI&[YX M$-
#6@B?/G3\^96W\ZXWVH79V_6F%GNT^P-^V([&?H[P=GAO!GMK!ZYG[#'CP^O7KV;4GOKOA17;^DSW[>O,- MH05$^HWARZZ]WQE\94W%-=<_Q(51X86P,8"60G)KU@;]M ?
P'R388?MT-#$- MV*=/Z_R['T\N@I; (F%T?WNGW3'OQ1XA%+^>(1CAL]I'P(7 ^DE* QPE[YN MMT=/_&Y\"S][GXX(/DS@ "!5,($EN'0E'!*:4G#6<%J6G;CTA/1KG ; "[S"-?ML6UYB+L?
8%%3A@FT;/JJXQ5:2+F$ M4))H !?A$G<&3\)23H_IVA334'1Q%OP->!8S#W#6@VUI9U,+4/\4\&,"T,5Z M$DDR=.T,3VJ.E UR]9F*ON8^DR\BB8@4A&NZFSO:%S8-
X&7>GRP@>L+/OSN(MZ!J)4#[W"]F(.YK3Q*_38 HT;>G:*9X1<)E["_8$$'FRO"E83K#HFR>7.?9/ M73L'HK=\OHLK,,9?;(!+1,Y/EJ\Q!!2\#>R\!T9SQ<::A7P+F0O=B*P+>_4%

M+CSHV74>-1=6Z<%2<<2,KHUE_P:F60'!+RC*%I]97 &'W\2;0UQ/[CG](%-^ M9O?N_\P!6R>OISZN]1NPT^?Y43Y- M6.2QAU< &# BQPJH6,AYU::26=%@M@D;(P<*GT)SVLC
T$9SST,>/K5^U+5[M?!K:3PDS,/\)C@"_!C098S>,0'Z,:)!Z/J]H\A'*N !QMG7ME/#I MG(V(-W*/B=G4-:-AM/A+8\30['[V8SP&;HPS'T!X1$_D@BBQQ@0VV94#L3GW MN/V_)L'R$% [?
MIB1?Z-7 D6TUG3"UK&*:WBC"_BFJCO;F:-V'INI4Z$#69M M8#3J>6U;@'=-<0_^7W/+8P!P1J-\!+G[^$8BBPWV;+YMS[<,>/VTP)X;T9ZQ M16VGJS3N&UP UL;O6:8 .T,9;>=80)4
M5VX55'T). CH.'CVJ_@"-UKMY0NY$/(.:S1RYTXDLP06$7XM%FDLW$I MR?6F$Q"LJ*?$1'==(UUM))X6>+ KCJ;\Q@=KBMWN472],!!8S GY,55RQMX+ M]Q";#9)S!Y4 +AC-
H6W/W(]$[7JT8C-Q+O3 MLELJZK^?GMZ$.@=(5W<>X"F$=X5FLW8:O0^>X8PM;ZQ]<>%GR*4SKD#E$PA-](5:@@900WY[>G47V X=5[#FV3XL#W!P(6;/9U.95ML
R'MT7YCD(9!0JJ/RBOB0V#^<""&))4S#O9.!DD>>1 MWHPG@S!=X$\I.WO!Q*XR$UE*H$M\!<:2;Y&-#N(DP%ZLZ9PP$ZW!.%GJVG]< M$.G:"VQV#H0B-
%\2!9;G82HV/PF"_0L0JU"6I!8 ^M*8P1] B_ Q9PK"S'$3 MC]#^(JV-%&;4,U//DK=)XOEC>!&GG3&;Q$DGCK' /0J\&)XK#8@00+8?[2+4 MB0E'4?U_A3\=>#U@I_>J+]
[H,3(AQ@LA$\XN28[KH;)H2PA+Q0_E+M@1%F=U M@JG""I,L[,D: SG%' (^[C&ABN%EG5_?:Z=G9 M]?>K>\SIO[G^.CR+APH*.3T[F4[/SG*GYYZ0 M5SC>OG&E?0WZ FQ[I2HO_@
M]0:M^E-GC/%R'"EG W8_@\-S M@$ITZ>>AW]$50K](%R(^&A8:B0&0MEU'#;5?KC>G_C5 M& 3+*$!7(]JBW/\P].]RMT+,LX1,' 10] &\&@R[D00=&Z-^K2%%L1](2Y\]S#C#V<\8<6
+J&:@* MHY.: #">>_@/"5PJ#Z/EA@N+MU++7%ER0W.?<04VO = /:=QO&C>S\!8!A8M MP0G[>0!X@>8"]TI% H!G8S>WO*M3KT/3@N,.NM'$WL/WH_^?G#3 'D[DD\)'
MXR.3XMZ:^F[NN<25 '3)2ZU:Z.-HQ,&;^%F13@2,!72B9P;*.UI@S(FK2N@* ME#BYS@$+K^0(]"LZ %0L63(T$#T]M%T>7,]S?Z#;$#;J\BM^8NR<-@^_V[Y0
M,4F3@84D[,B$BAK'EHBXD#X(=?CAR&LS@>@B!*SP@2?)DS@*K_G]"@+7$WX^ M\E8*=B4""T(I!3@3U2*.NQQQYHX+-#U#(P\=A\)Z6XHTD:]<%[$/,N/1/N3\ M+W:*B$
,+$&@VF?T<'+S0]=0EYIRS+$\,#$]N)*KLO@9*=QP-W\Z?9)\/Y&< M-7JRX6._/#D#'\W$P_17/D4."613;>V M=V\KFSW%C";Q)+S(AO,9!OX9X@O9=^QZ$FX]X?X$VAA] F8
LG+L,R<"0K\V M<,$8?05$6=1&^< &Y%2AW^'9^@\@; ('12^PUQ5NAD+ZWA!V:'N(CM?>N>W/ M7-^:7D^^ @U\A2V/N3Z9I_MU,O(E.EGY$M5E5P5UOPA<^U7Y_HTQFA<;GN;.
MO:S@B$L"B_[0'CUW/D,=")0'%,)VN F4[^0JH$<)AZI/SXPX;9Q-QL*+*:G, M.?44?V"4BL3JT4BMB>V!B/8#-N.>'IOT$](M[5O$^@RW$\EX6^+6-68>:$7 MYXE-QR=P&">Q;
HXFO!CG-6IK_/\YM^H+44DHB%@^/O1)B:.<:+(L+1IBZ>/-7*+Q3654$D% M>,\Y#:)F_P-_@&Z?6(#V,+NDN[(>Y[05RD4 M01+4ER&)R)N)R$8B$*\,_=])[V!=.X5=9K
@C!0_,Q9(K3BYD!'@$KS6XB;A M&N2QB7-](0'YG>1^]_-SOU46]Z%G<>=[+HU,SZ69'Y@AE>U@I?.0LZH8;[8< M:_HJE1W!C#(82BCY,F0W=[8@:X(]HKKO>L1,XZK3I9NG)<'=?
N).$-G3<2QM MQH\<\FC"32E(Y<3\<*&+0CCMD$4C-^%)8*%4Y8P[M@H22^C188\\'$I-AB=3 M]PBK"41T23H#K?CJ*!6-G$8%@5I0ST#[XZ_AUOO M/HG+U %0LR?Y,$ /L*E1"J(:&
[G^)KFXP#U%A$\!>G(FY&H88919)F.)O<04 M\I@7ROV3[[BN:4>A,/^;O'D(1T#);&#$)%#G,([L< K-3VI1^DO(YO'Q_RUJ?TGF]I/KDLY93XHO %6Y@%S2-Q$UCH0 MJXLT$W-
,HN12M#[4PJ9K]F@F0B*N1H@@/ M ;5SRBV1!? 2Z'6>6AWBEO:#>!#H5C] \X*%:V-,)$7/;4!^:2?D*A$!1)JM M#G=B?B"M%/7:F].)KX".Y![$&^3 HVB1TR>E\>>+1LC%7B.D_D4
M#F "5'"%^GHRDR>DEBS01$HMP883)BR_-!7W**@2Y55^L$;/EU>("QZB^<-\ M_(A)>7!\WAR3GY-L%%!3.;DJ1=B(Q,G?_67!;\4 M*BY'Q82C: GVP>J(N8&1&5-
&LI2%*4\/%QG,CX1]&9C%'0@<9R3+)/Y$9T=W MXY,6M)_XT4I'K%"#F,A)1U'EATC"GR'5HA 10Z3F)1:T@Q)<_%L(;K&GQV% M:BDZ%PMISI*!#G)(Z HCUXQ,/5NOTND3T_$
?;Q'GB8H>(,$FTPOHY-]#9.X M1(HV;]V"_CW VQLYHBH<*2RQU*ND 9>[/&<6&WH]_$B#CQ]U<;V9,)(3),6 M@JY:E,N@%@GE%I10KK@X]"7Y_Y]GTU"A%=8$Z3'$(U]CBPE?
F^%M27I7"D49 M9#W=&9D@'&]X4"&*)1QQU&!A,%LZ86?_Z=;9*9D)KUZTB>STRD1VM$B&H-1& M)WYOJ/R3B"<56=;_A9JZ7$SX"L&T,RL(%SRPW-F.MK(GD[MF3.,H^HQ?$<^
M%FZ!P!IX>(3$/T#7\C*S-\BE+'SO(=N/;VO91KEC-BBRU42V!U]]>L'B\73# M,S 7#3Y>!T;P"3S#]\/U\6JS<7++^:Z1\ ;-YS4:XCFA,86^+$Z=V9UFNT=8F\>>>0V$D,MG(?
\CJQ*E16:&'$MH4\+063(M0Y"GE[M*5US";Z2A!27P7X2XP#^CS;1+Z\%#/^,2 U^!;$TCF!B"8&Z8DU<7TD[M79,OCJIAI GQ(.@1>?"4UVW#R7T2:G1,U7+&"^D]]
(F0&NO!,@%#WW?)XR%\ MKD"E^G$-/C.Y2#I_!2A#YFT]P#4GPGB@.B10]7_(#\2CY#O6O N% M"BY?W$5'((\EN6[^Q"/A0_@0\\/+Q0!9BI, M I47140$X=_(]?D8EGXE7[0,
[S+1P1+G$R7G(E)SSC:?N9$#3ZS 8W1JD0D8 M*Z(!7@>J7NQ:WMF!YS'A@H_T=+DR$2,$.*($'>!)@PG.K5S)>I$(..[;?AS@ MHEX,A;QXQ8>1-1T)*WSN\^1J\63IQ"98?Y2+D?;
<".L'@Q]80OC!_ABE$)(N M!%H,&H4>V?\\0@YVZ1@%CS^GZ 871WR-&>Y55&HX GVPY=-Y3P'$CM"Y*CV_M,D<)Z58 MZ:I42%XLM%)D\6IXEH("HT36*3K@>&*[U
'<1Q>0.$E^\Y!U[BR%"*@)8PO M$=*,QUW(MH@NYA\(I6P5!:814&7C%,S&:394.DX5EK+K=!PS,QVGM:1.NEOQ M=)S"O=46&-!IC 'MU-
YF\Y:1'E.'XQ188F"UEQV\%3.*"H056A]23CLX_=) MU@IB+HJLA_'NEZCZA$K#8^8K61Y+'>W=QMKUF]_IA5_M"#U_A+8 \!&_5O+TI%@+.@\#%I M[);&:VFHM0.HU:
[GQZSPN(\S2F6@*G^*IN%I>C%WJ0SU)*+(B9OY2R-5-[HG M"N[)^ZW'OU@ZTVG7!A-TS-&9+V("X, :SA-I/#-* MY(E?2M"+M5")E'FI$RW5A#1Q8!F GD0FI[?B- 9V6>^S"]:*+
(^AZ46<2[LTFY?V5M&6/6*A\,.EH MPERR-.Z+%Y+C$7 Q*O:,^ST_8++(3^:-;++P$K=1?W3)IG61IX'&,<'F(Y#4 M5'@6'RSG3V\^"S!3!97\0!30
OR?;7**N9CA,;%$:S1X(/>E@!QRD*/$NNB$ M+ZAKYPSL>T_6&4L3- /+9#+G)(9*O,"0AUN6$F<-#1%*2U9$Y0LL43O+S>\ M>T&UO-_H_<,H4V$QPMM9/*[IU8*T>+Q$.-
QVG/V$!R-R1WU;XDU7%PPQ7DO M7%&) J.J'@L2&6CQ*/$Z:KQ***'>-22/ NSL-5.E%8J;N-* MC3WCB6@(VYB7C>NE4'?J50OU-7SM)E^['RO(CT'RR08F[8V>7D7_,]&L M #-D00
CBR-^@JS(P<,G/O9(]=D>3T%?C'S(Q!.9&1_A3S+.9,<\>]05*>&. MY>Q6K,1U%M2H1&U^?K'28H@JM5:^QJF+VEANW&I-7E)/O8OZE/PAVBE=11<
M#,.GR0YAD8H2AO)=QDF17.CN5*#1[)W M!7DM)>M)\#Y RO_,QX^1TN*Q1^R@)Y*NN8>0\K[$^S1>\HVK%>$'T0\#*,:= MHMXN*3G4![%?
F3OW,XP9(FJ7:ZZBAS/OKA:V6_@LH@2S6.?'L J"7@P[X,WR MD!WSRV.I&"%CHM@1,"Z4]R?/%N\1 \H'MH'U/XF'<=V7 M/T(^4N1MSP2^T#GY+$(?I/2(]?"
M&6=S8T1_X:85)_^!%\Q\I XCP!'#*!Y5)X3I*V'FR3C6-AAYD/.:%?<)TL6A MD9!,-%E+L+[0]YU@@*(U)1@93 1%\!;N!J,7B*W #K#=<%0VCI.)#V-LDWL,#LQ'=5\;\7S&6REMDBV34>-
J'U#W<6%)5;T M:ZPYC(C6AJ=D^4+DBQA\(F1%AYB$T(^V$D<.;IW9\9XD:"<]L,6\3Z1$X::*Z#HJ$CN>\&VV&IDN M$KJI8C6R\YB57/5I)(9DDI$@F#F\I8 O'<"$11F%L66(+-
K\RL(DR5EN1EC M<<,^*YX=JY&6:84+C9!2%R+)/%+*&M7Q+1:^Q>M^HB ;Y1CZLEH^BK+%O6:Q MA&EXA0B=80*R"QKE:[KE*PF"$US"27A575XV1"_!GUR6V?'87F)54B0*\+A
MI'@>GY)Q]"ES'N&,$1*VH%SN *%^3\"W.+7%M6!@)=32-RK?1Z&@QT+H04XM M"25\@F#@I6/ JRAJO-"&*HS'QY^VR-.ILD (HDCP>HPX*<=YP6*GV+R!.31
M@U!/$@GQ^'BM!&%)$H B;S/4H9+'6),](1!1Y"GIM87P+%N<"+<=:;Y&'L)1"AHW:ZB3&$MW%.DI?>]<(RYB7 MY"S&I"Y$U[1%STEWH]SX?C1,@CKAW23H%<< 'LF;SE3A(=
MPB[!Q?8:;3*:,\&W*SF W!R:%#(O=^4&I8J&.;CAV7$Q0!$< "/ESGG\"A&Q MX2YSZ5K>$+)K@$KJCDE0"% R[:/\:NPV>SA&3;)SP->0*VZ3GW/#J
M,MZ(+4GPDMZ!OV'E&SS[%KEA.N #+TH%?'K4*RW5,8X*?T.GG1X_&YW'# BX M)&BQPQ VUL2I*8MC =!CE_06_(H5X%-&27H@7?F\+%FJ358="R?'4JW('(@X M/,GXNQ+#5')/;X-
\JS*2\]]/A,IRO\&1G8&M @,P\MM&=G/:!G9+](R M %RLL0H?@#SX!:!(F.R22([(Z#K)T M^@G:N&&.2+P_M$@O\H/0AY.XE?+L!3"2$7^9V+NH:)#BDGA(" B1CQ*JIMD) M+6F@"4@-
LQ88MM"(;V^,*1&)G25NFLRIE\(#1EQX%%#47E!9+PWY">OWI/,6 M#2JZE/P0TBZ110F"=C.//';.\I#"X(KT;"TY+RTZ=^E@QC;IUF1"'A^*"_^(
M^EV&:_$B/B)ZICC"GA+MN6)%#XM6Q5BFE,B'A7GL4>=K.;.*#[7*2MN)P$QE M2O;SP]P3&3RBZTD"PKYPPHFXQ#J%#C)2FTUIW$$OMKEL/" M@[>XC"OQ.'UF M[D2)-
"%4Q&MC,0F^GQ.QXRQ@P,M_R36%YOYXT0[JMK+'!L8<0"F9&,Z1S9@" MV&W4!H;1J[?2_#D!$"$0K$UYHPV?/,:F[5!L]6L9\SL$VM<+)")5RXL'H\P M%?*#5L [S[ECC_LGA)<@VI
MC2_$NQ-)IK%LI47/R@Y8:W]=XD_3-UBCS6ZGWETB: JMI==X^UHZL):.F<%L MM+OIXGH:2V&3S_?(,I+:78P)IA!S >NV7&_Z8(W^Y&6Z)X+73>B_ MSSMM1X*]YSGCEY
)Q\I&&:39?GZ,-WHOS!?UE_$ZZG",3_@P#-:$K>M)5>?C MX7F; -=GL8B_M9@W@APP5*%CBZ*%8Q8DT+LMJJ!%DQ#-L_T_]7B_WYGU&DUL MX*Q)YH_%_,\/K[$H<7KV-
X"5B!XV5\&CD:EQE ^Z1_40+B YR-*-B/EU<)R5 M;346POK+,W:XLX,O.4P!U-\F5VD[&8I\X MATHG@QY,REA!$OZ=\M(=+983';HV[V-I_?LE\#QBLD1>O6PQPR5&#'6B1$A1
MH(79310DGK^BQOF VKD?SRI>R-"1#TBUI,,^ /QFD>: W)Y'^R@9.5F+E?%$ MG><3Y=R9-16'>I]ZVC,UFA8:.C;,R&%0/#TWO.R1%BM*$%A4EY;2EGV6_T@L
M_Q5<OBXPHWH%\K5&.B71X[$(>*DD" MEZ6S^MG7@@,O2*+MG2W=P A,+XS[1X-W&/+XDJ4PO$YZ[!-481T>S&\C^$[9;8@ MPY$QP3-W3%C7[/"_I:Y3[&#+ !&>?LD"%!!>Z
&;31T$P U548FP+.YW"45 &;VQ!"TJ_*$V(K4RB MC6BI0>41(U@I7Z(K4Y9##3P^VV6!>Q/3WY9 E<3$XN[^](\>F M=G9R)HX<+Z)33./V; Z7^ (=PEJVL
%JHGY\H>8W=AAUY/^8@#[WL.)+MB]= M\$JFYBS$,L+DK.=7NDEP1U3Y3FC\RBNO!@!W:N3MV&7#C*1XQ[347#C61_S>J+8WW%=!M_WP-,0
M)GDO%@J,C5,^FYITT\KQ8D$2U*> PN#4)RQZ6K)Q/7#. M>)VPS&609$WU=606+X;N(C#JHO<$=6?+&M%(JCP_5UX_@#R(]]J-'AL^+\ZE M9&%QEO-
ZE<)6$KFKO,&LO$%#Y0U682F[SAML9^8-=HKF#=YAS(R:MJ,6P1P^ M\?J:BA1.G?%0YOA@SZ#%.A@,*1U>'\)] MJK+6E]*1Y/9%LXT%JYVW[!"%AJ2*U",]6@*D@&U5
JVBL>*^(5F_: :S4?/ MDL5>[*>8]$1UF_+M&)RQ1]P-SFPR:81#03P!G4:A(L0_XW-MI=42WU1B+]0A M@IYU(I:*L6?QV+"IN]C<..EJCOLL8@X*&L]@23?^HO/6<5-+I>
(/K%CE9>+>.\!;YQ@]SGUO#O'J'CQKDWWW$(4K)0XJZ9<V06+N"E2'+4IO;$QGST%;KO$UV59H%L M0H(:!E^J-#C$F$SN-/:P).DUD^
C>%&M]\3^R<;\28+/QW*4$TWU9$*;\"=N1B$ M(ET&:$F'7$G@AN?9O%-*6HHM]!X)9:Z8A!=-?Z*_8\9PZ"]#A.,!([E.;F)B MEQXK")M#)1%4]@*)6Z)\FCQ
#)MZ44XV;$'79!@D;%C%ISR("8%V6CSG+4M* M%6FYY_2LPH\\]@0""<$J_8>Q[-@UZVI!)9+1'#GU#7<9A3%Y2T4Q%R;<<#PQ M'+](;%T<&@# /2E#H0&JT
MOZ,@CJNH9!@W%AH2<-P8[X]FHZ A$RLOELT2*880*Z:6H2F:BQFE_ UX&.P M"1"05=346=XMZL!CAE&L2PC7VN/SE^84*Z:2&@PQC'@/0337 RQ0 8H^+^I3 MBY.14K?
%+Y;/L$+ARY%&@BSL83N6317")IFTS;!',1]3$_85_F!_I,ME=P1, MRHT 1IUG1M2?@+L/DCE5U%,R.@S>^(=4!T #,E)YBGF8$D?RGF:NQEH/T$M MXPFFLF,XM?R13@-
N9:>PCB_T0^WV[KM?^XAP^<%P;J O@@!O^8AF!A,]<\7:Y'08OD98@ASY M$CN;3"B@)X-'T67#NJBB+@(CY-09XS\788L0 M_[L3D73V%0N^[9Z1]J_WC /("L)MT3G0+[$-OJN(/!U5!
(N%CC'A#"=JF!RR M^I&\G!NH)[Q3J0;LE;U*/A37KK5_KG5=^#*P).=>%&6."'#1=0*VH U'0"VG M WD+\4JX#-\3/"$?.75?3;SW>4ZU]U@J)Z8L?"=HP.9=0+DG]Y*^O]C3J7A;
M\B5F0QM;K^'S5\=[2R#/VX+$F3'$IV<6(<[J6![1UHEBWQ>5XIG%(4 4&+6Q M#0=8P[%Z[H\HKO7$IJ173S&OS_-%;:"H^<%T&T1_WL7X-;,:4$P)2OCK;#X5
M_,G"C@:D@BQPAF4U\3*<4RZU7%JV]P=ZO*XGH8\^YJ)?)(N,7C*]UF&2Q?EB M[P<$A4:P.+[(!%EFD7LS-+IF("*LJ+=X;O)17.V:N&X :,Q;ITW).14O'8K M"-)+C!6@_IPCT.*XL?
K[Z>D-)XUP\(!FBYD&G- P?SP<.!KEA2\?0Z%]\!G- M?&9:^Z,NEY=\C,^]6@^!(+:T]YHBLM&3^A_UL.L*7U,J2A)=K&8D%LTM,E5N M4166LNO(E-+U"$GWXS]%,(5C$/&3IF?
MDSF/0"]6D4JA 3=?QIAQR/*Y,R"5:),[-H"M73$42+5GD4&J]T'W:A>Q!CMF36HAXC$25> H-V ;;.CY?U(R+&\)>$I=9_%6I(MWI,F?1;M_6E,^&>\\1+V,
MT&PGPS[LI.W#VXO3K]K%W?WI_866/N4UVD[00P^6Y0R=*%V3]^-)M R0D^'O M0*YK]^X/&IRDG>(V>%#L#XNW*[ASY\"%+AP2>6=/EC<%6T"T$)2,0#XLQ1&$ MJYZB0?$Y2-
+@2$S:2^38)-J$Z+&9?;YO8VQH)'B,[8TUG@1&Z6EP&C28-93I MML.[@)&P#R.B@E7%1NARMD4UB%%$(L%,75GH$A_\5@S!3Q%>L5EQI.1F8'@W M \.[:0R_?XI-
)M%X_!@6C&ZGOT60-+[#Y+C!7[@"YQ M"&&UHI&&P5C,7!1OIC?RKX7]UNW6^]T.FG"!!_^/Y8N%=5<'DOHM_7FK5S>- M;N97C7HS_.\1QF->J_5*>=1]6:K5[_K9DU>8T\ M8$!-
MI^K?B.,\/(N%RC^J:$U 6]SGRHO,V8_\<+/*?_((HYR]-R]]"!'1B06 M0CX0C/.VEMMH:TW0K+S_,&"6DI@[-W!4$?&$:),J-0!G@E/;I3? H*0+9YB M4B*AH(-]:=3;1,,U)K"VH1W"QG_9;
(_QO5':6J4V5ZB%HI%HH6BN4N#.XH-3 MJ>\3+SY>K_>L&6E\O=J@;33U;K>=TWYVHQ/"KPJ=U-M9=9Q?K;KG79#0AIL_ M(MHR]T1;_=K -'IZNY'7BWH[1[U5CZ033J.*
M*O*:HJDRS1V_YIC_.Z2L2#WZ(S,G67J)M7#SEPQ[?\U"5)RNK5"3GO,NIY$ MOGK9]W2%7!;2N-^H#7J-EMXH*HVW(UJ7DML[.O/V5L^\61MTS'Y5SESQW@JA
MZ3=*^#XV)8K'T93VM*[C3885E>9T6-2;])1B;R-WQ .$ZK^%_PJPN$UION+W M'QH%DMK1K3@EWEO.(V_,23D9"ML.&MN:_8JC6S103#1;MED*Y]:UG2JWN3Q?
M_K$ZYG."7J/YWRFG?'CN-^&Q%_7']XW:H-WMZ>UNIPK6X)+ E<+Q^1Y&SI!Z'L+Y\:6[853>*2D M5W7 FT6F1I,D6,5)]83F3]&H0VRJTOSXSA)^LIPHG?6=*!&OHV^*>U!:M4&K
MI[?ZW2HX4-YA\D_6^7=W>/YM]*#IO9YRH"DQ6/VKCE0,GCZX+TRVVE2B,,8* M>V6Q0CYNYF_FN5E\HL";W>[\X8^X09YJU@0F*::=9;9PY M&I:JXI+5.H_J+O"PKU+@5>
]W*O>2])"K'6KRERH$#(=0DSA"\.^_N\DIO"A MD&/C#4:?/65?(V(LK,8;M4'7T,U./Z7&IPY$>;9V@ %O,.$VQ "S-FCK36Q% MM%<$4.RZHNSZGCD6-
CC'YN'43'UFO6+K;,6O3_HY_8^V2*TM[%"H&V;:7ZWX M]1XB$3G-D-Z* ,MR =J-=J5R 13#KBC#/I5#0P6C+FBV'33Q%F/?;TAGW9!] M=VJ#9E,WNNGN9HI][P,#WI#0NB$&=
$#]&Y&6;A2MY4GLT)7J4A^64SF+:'\ M#9E,#\5,6^]UT\43>6SFT(+Y[P)S=N\-ZM<&';UGK.\.7/N E.Q2,?V*GT<1 M2]"L>MSNW@VLJ>:P(#5[\8.Q@IC%-#S
1VWLSM&$E,O=C!U7#D8KIAF5 8=J MBZ-MZ3'1WX!PI\XX)I).^:3/*Q84%4[-1FW01O,Y(UBQ3M)9"<>YDV9RB@H5 M%9:B$VZ'"C'ST^CJIEFP,KN*5'@DJLMO-,PV?
^BW@#F.V5TV=;>YOU'5_;4F M57]H?M1HG+0=2TK*'C'_PYY.M0>&$^,!(_[&$<\OV&U%XR_X=+P-P[A]-BS M93O8H):2430<+(T3HY<.;.[W4H,O!)U=PK,"L,%>V'@QR?K?
XM6G_,W??3:9 M3[_:$Y:@08#-Z--X[KTRRXNHSD"3?G'RLH;7^')V?7I*]>($^R/&#..C=LMF M'O,9ACY0[9W)CO,S[#BO \Z,IG/<4@),(]>'Z^&X?]F:+A3]>HO#S-GX#-^Y
M'M]M1!A@@FG>;V:.1B'L+[:!(F*DI U@1X^.F;D!'6>Z_V! LA8_/#?L&IV8 M$B]-F.)F/;CDS82-1;G26[1Q0X'- 7(;-80M[63H1)-I(S'4S M1WX"=4QI"/V&A[J+G6! JYZG",B-
P#.U:$PT[2LU 5D'/NS/&-S^PJ:O"WSK MMX6A\LOFR.^'2ZW6](A-H>R*02+)HBC'1@S%X,P*43X,XP8N\?B'N3U%+O:K MKR'JPQ?N9()W!SQ1!X$M?K6?@2Y>V#.Q1/>' X3S\$H/.7.?
8?>O=!0C^'W* M4"+"*O!F5Y)5'62M[1?#P86@+S #(22T7M:R1 MQU*XE6B\T%Q_]%A:%F&$I%%/^Q$T?*\VQ6.>6=Z(31$+3H,ILBLB+4L#>\$' MVH,G^H)NBVH/R7VV"T;6'*Z8-$
MKN>6?<;ED,=&:)WAD3V"MEQXRV#H+I\;]SL\]2L]MJY@U5>3XKV7H_.UD W M4:.;J6>L)5?P.;;9;AG&N-T;67VC-6XVK:B @8C_,,>!T_2?Q"[42CTC>@6
MZP%H;1[DWQ);XPCX!O/VQ#$N3YJMA?.)_7SR(M?9(SMY &+_\\2:P'(_6=,? MUJN/UG#\(. 4%]"X"(#<;4XF;]EF;XU=M+_USJ#4B) MHJ\,5!T6:=A4Y7(/-WP!#>_/B%49G$\23S\-Q&?X.
9L;8:T"9I&Z" L]/)+ MVT&%(_?5S8Q7-].O_OWV^OO5N?;UXO3NXF[1_Y#^.W[J"\PUVC2\)?_;)GW[M=J7'J.]/YSD-UO*ZM1=1/;GE!?_:K7PX?
7D/+VBN=K09K=H@&C>4=+35M0('3/[H$W=R M,O=#)R4YZO)@5%2E:F<;6MF@N<757$^^^]P5F:$,&FU@?^T,,TH++:B8890@ M+P3DB?WSY,D>
PU^PH=U:@,W8_"7!AHT*M>"44C+*=]2*@1R[K^-.XQ08]\+ MO*4]^YH%Z2XJJ/4,-]Y;(-U;X'49EX":GY__O?9!H.\B1V@\PFG,/#-@8W+'TS%(VQU+N M<2YV=HN6)/-0,P[/\L0(#]-L+
(G?O651<;G]QB4U49%)>Q=3'_RCKH&5?LD> MO+GEO680%?65*VCG-9>3R2V;6:_DD;J>G+.'X-09GUDS.["FM./K!Y#LW)-; MU)HUC=K K.GKP0-SYU.TZXVZ;
(.GBQ1]ER(MSENID1Q$T2M>=P_C\O.VL[J M>- A:UEF"5I69P=:EL37G>E6!>*:G>UK6"9J6-V<4":2TQ8.+)4_M(!V9O9*TH.Y$S8/V)F\OFQ0Q_%P4T#W452O"AL6@',+M+"2[(H,
M)%]E5^#9[.0(Z]S=7NJU2YL3RU?U.;V5*NSOCU5EG[=X.5T^U&P;V$)UE23 MAII 9G^1N5D>2*$Q+A]S!^!5[AA3+\$*>K 0<>$V9A.=<(;J8,JII]U0S'0(M&_VI:V!9.8_,YT@.Q
I,=:SY?\WQV1.4>X*0>&SB-=1FQUS^Z2A(D56A#78B MR00?,7IBX_F4<3)[ABT_35\3.\J]A?:%\R9>CW]$G"=4T)_L*8O>#1?,IR0W2';'() ')MSD9![,85T"2/@DL<[) M%-
[&V03>3Y%O^AK6X\HP,;$!6BK@B5PI?W-I)N%>4?;2Y4?!K0CF(+//,ZVY MD$?I!K\927$?/_=,#59F?12/@!<1[9A@5U@R@O9JK!+J>L%%%U)(^*K3"\/^ M^?
5T2:$6KJFPIM'LEK&N_JIU)5+2M/5Q3")7ABZY >)BTT\B8=)JO*C 2MCDPH$"1T,'-H'+2>MPYUYH3X,E M%05UR7,J;%ET:#W/GZ-CQN\6.,F2-'D]"K# B8[@>'@B&1=/P&IB2Q)9_Q*/
M$DI8W)4F4OZ],2E3]/S3NS.MUS*T#[]P$]N= UC'_L=/;[";>7IMSBES&">+ M9>&TI];,9Y_D+Y]E_:?MT)G139^3Q7R8ZKI0!TMOY%^++%BS53>[;4R$%7TO MQ(M%CFP=
<."W].5<.&G!;!:VD;4KLZG[,K>.+]#S9]8=_0F5VXLU<'"\CU?KO@H,.*=$9Y M=XRB?= ./_++._^AUN87DPX!S!/\B+-U6G7^UY(HJM(HDR2>/+8FF[$
M&%&TB"B::9M=$<5^B**GB*)$HKATYUYAFF@331AY_0<43>R:)OJ*)LJD"?NE MN)SH*)JH$.;"QM? M_!S!I:?/^%=AFL>,!P-I/IV:7Z%I6N^"-+XF(NFO:KR :FQ>LN:P4>E;Q#2Z
MU!Q.;S3RFJ\>4//R3=A.LF-X5ENG9%^\I1U8WVFSNG8R VBQU=EZ;02-!O;0 M53WN=KZ4RO6XRYU%L*OF=^WZ6UK=#9T7Y@=HN*73(;L93>:Z&4WFAE=_7-S= M?
[NXNK_3AE?:[<7I5PT^.+V_T,XOOMR_J9#2JCL@QLF,_O#-NVY\G_J6DZZ=9"1T\?#]X)/WUPO> 2F M^!7N]*^=J,OO%=4$7T_HBX+M[;H&]<'(2'IG?_]M.5CJ"2QX"MB*;])PU3Q+
MM6!/I"5]V2/R\8>Q76%KI*(%@%U,6>BN:H2M8SWJZ(FJ1_TYJBVV(Y.KJ<.1 M[?D!;P4.^I7V+.#.-T_EM+Z$Q)/UPK(ZS_@S@!I5I#*R[Q!#L3F)=L=&<\2+ M:
[C0P9NTRS"=&XNPM0^UN^O+V]K'6)>4=:O FXU$Y_'6FD!>* F7=3:XFJQ: M\&ZK-NC5,_RV_^"5Q@!/#UN[2^"$=5WB&]PI<#YKA+ ->U%)B.J$7/Q\X@0U
MF5.534&LRVE8MP(@42G:%[GB,['@2UI&$6L]AIP8)LWH>9=L.3&>>[)B)*/X M;J%-.@%<@.A7'X AP.0_(6YC3Z^ET"_:V7X).*_G <#/06TNQ&8 M%Z%Y)<#&OA9X!<
M;V#D*PK!\&2'C@]*#9[YI35B;R06#!"9O57D(N8SA)O#AAZ^8+$/KSAHP@FT M4\9.HZ>Q"U%"3I$XZ MH &BYF[^X+._YMCF(7!#5JECKXI_60YU<^0@:'.BD&()2WBP[!
(_*XCZ*TH1 MXWT=A9A_BP[3:ZR%^8*.:4J#V$Z*^-D/IU&9=R\-4DT)2O$&&S+$_9E].0& M.,3H!;8#&T%JBDF2,9M8\VD0O>\M^-.+].(XT^2A>!?Y_R%J]"E!]9.NG/9
M/^H;5,+=>Q:*-#I./C70&9\!%0)?$5_QN69IPP]G*I55![='<8,*QIC!?J=^ M5%86MPC&<#Z "2')+Q7 O&&.+\KJ_!(KRG9>/=8%,\,T"E>/&?6.V2VE>JQ9 M[_>,D]UQ./* M^==K\D?
8_(IPXU8)K]EL:!<6V&(GVLV4C1_)^P?V,;GYA-WD[Y4U&A]3ROU^ M4C+.GBQO"DR2Z=K5F:Y=<_?*%S%4="/^702GUD[@X9A5J>R=M?:W,KMC?QLK MYO?
IYS<"VCAV%>7E]*BUFMYNI]LQ+L_+69.!K9ER@X?R-GFP:>YG!=$ASWG5 M?XOS\PNVS+TC'^RU(U767%\6MJLSZZV=U)GN#_+_V*.5M[]=Q^<-
Y;>K1K36VY[Y2CE:NY,KRGU[LZ124H_NKM683YA/'ZBH,)Z.VE_K_*EU5 M[WO#1I)AQNP*U/SRTTJ736>KG&\JFUX7 E4IF,[>>@D%TV5K9317HJL;S71D
M9D\59P2IMU=KKXDI.Z_3WDI60G[!>E5X9K(2/3OIU5BG?G972<$?FA^UV^0D MC'#N5Y@43N-;\T:OMN1$6DQTLW@5 H[,Y'>](9^\F:B<7)<5%%+'^PT<@IH1

*MD5O,,#^$$S0^4NW80JGCE%$!7!CHC1/2D^6/HI1DY#X_T,A0.=&W\)RU9DY% M;-F%1'V:F&>L'+6]M&[L\,[7_*A=T/@IQNDSHWP#MENU"HZ^D5G!025+DPD; M!;R$)5WD)$M8<*L+Y3\X7,>=3!;.<+&>_NTSBEK4=6*/Y1FRW&]LXP3&0)3= M.J^Qf@P$8*IH(XGQ6C@4VR5CSZAK%SC]CJ 9I[{8DM4"BNI^/A1W-G,^ 1 MB"^O6(L%P $VDJXSTK'8^C|XB'#1B!?1(%)QO,2%U>)F8"R)6_FDY7C8O"O' M(HI>);V$!%#G#,;(N+Q'!7[R@O/^4>SWV)>,Y%\5LO"#T@4UMlB*,<8))Y2^4 M5"[&&<;K>#(19@9X\!; (\@_$JD3!-,KW88\"KX=PE9N*8*Fl, MN#EW\/$TU/,1\0 V-'5!F0A*X30!XVF@>$/-Z?#/#, QAS M)N)K'![BX&C-^%C7A@ZBHBP?Y,5Q? A)4SQ;^_Z<<[\U7(OH#)'<;JXL2%7.Q MI4]HLWQ,M2C&E:P*H#D%%3HVL"M^>)$\V\RQO]/0J:6],Q;J\7O[WT],;#'ZF MNA,ENQ-U%D#TINY$36RRIYH3[7PI.VY.M'MO!V%1IS0<2Q\L5]=Z02,2MOAMA%"U'\_ MPT;@4;X<<&([JOQ58O&;< _/;GL%'*!Y?^.A'(86$"/Q__]MG-+N?L:L(P)U< M1-0DYS\NAL-?8.^ 5D)KBf^8V_4TK%MTJDB.T:0:[0!G8O(54M>":(52T&!O MDN65Q&*^?*]$<>1,5;^=5Q/U^O=GH%]TB-AMUHU=T0&3VHSIUHVL'CG_!W;[MG'K=#CRI>FNBO=]V_? 3F__EXNHZTO^[^7PZO3J;'CZE?]Y7R4"-IO$3/M5],B MQ\-JWLW #G/VZ9LFJQYT"#X&DW=?M=PX&J[]N&<3>R1'11)H#DF8(1M_#B[MB R8S1**=I?;L-+@SXM:EY,X4J3]>+4Q8I5QW6]XKQ$$K*]E:%EV0SRM-O9]=:TVAH_[\[7_NE2*;JO:U^_ MGJU1M;;G&HWUF&5>B4852BW6VT&Q=-W6\N%TW)];M+2BWZX-NBV|WVOMIK+B MS4)^T_+*MQ1(5)\RBG6-JR)EE%$;OF)LXQLIHU,;]!IZIY^F#(6>BG&7Q[AC M4:C",(KM"G2CK9CW(5*8MYK,.]-J*-7&QAZHYTWC$ZAJ&+@93#PN\ =_?D$ M)A;S?!Y*+XRI?=#"3;UKIDL,%2&CJ-!E!)3^^-T*$-7#'T; M=!TK9W-k&:R5O[^R?79O^W@Z8HJ4NG6%UY_7ZSP#<$>/$-Z?#/#, QAS M)N)K'![BX&C-^%C7A@ZBHBP?Y,5Q?)"VDF;ML+8?*R1A3//^C'\,N*OKO;HG6AG-T,*+.2/QMJT M*>'A2);.%ER1G08.INCK9@;&*U%Q8$A6!M?M;@7)6K6!8>B-1K.2,/3P3GH'`Mf.3MSK%.HUT;!$#|[*:/6_&4 \.T'?"433-VF@GW72AHXZ[O(8RX<-.8L/ M&X#?MN"VZ=8&G99N9 P^2%4;J:-_"Z47//H4J6_OZ'MP] .0?MICIXZ^BE2_M6\.]7QN83;UCI,V;_6#' 3B8XO.-#]/*W@D+VRD>-QN$QXV.PN,WX.'Q>.DV|N&\Z+9K W:75-Q]=-*)C|G>P$=t%]G!8R>&#X-'Q_3+X;_@A+W^V0S?;DL:'IH6#-10-M?LOW524<9&UF<6N)$%4#';S@;.&(-T;5.Z?F,\T M1_!Wf4$P>,WRF&.3'&!C^_5$R(1Y'OT^&(H;(CK6@%)6f6_"?& M K^>GJ>SBE,*5H92,,,8f\4\!SA.$'>TLS4SY1f8S!A'VR6C5N\ 1RX9lLf$*.MJ(8 *L")BT@4T%(M3\^3/LfU5S)YH[8QY=Y&M<%-@^RE;Z)59G]\O}!^\| M9RV/_,\+BW-IJX9#;-%/TU=LYPQ_F9H'W[A[W#GL/ZQ_S$ZA.4@;Q*L=BN, M K#;]09$FC/!9K](#%=DKAUL"L6T:A>5_WFZU2EI3LU_TW=M?4Q7A5,4U M];-3<"H73OWBRF2[M8X;,@(YR;P=*"(IH9GMQ6K[_NW;z>G+ <@%W?2G^O?t;FX M/;T?7E_=O64Z7V9=6[/]=NCLT]WIP;65+ME+\R9,W_3ME.""H4K%FA#KH)^ M^.KZ?OI[TT1T 8@O$LAX4SMQG>.GKK_X"+!Z\WP83SWW6(F]..?037;:VVZ7" M$$3M>0W4R=UJ?+?O URF E<1E/TINA-T5M%P.7H.0-Z6Z%8 M/OS_[+UK*=8"\ (D0("0S-3>:0LA6&L]|H[Y_?'@.H$].PM7.*2_Vl;ECMSD MY39\PIRTI@,.HEKAHHA7IO7O;F WTQEV>,_PGE?^GH984-DFR1VPHOR(W<67 MRQM.$"?<<:/G54G/4[0FND:^OA(@P45<9/%;"3EY5L=X5! MG^@S60SZQ"Y]8C^RT$;G(^+G?1L'72*UZE3{(>AV . %^7>SE[I.0,=|(dB MO0++A]9X>>4ZCP7%1+ ^Z]/W-_/IQ95HN7KE@5 MC;2H9+1'(iD=*ZHIZ=Q#(AZ0%VC%4051N>JU"6BMC,,\V"0O73-9[#V9MQG MQW[@SKC+;]DM%4Q]WQO0.@6T:&2;A/7$[#XFBNY 9.SE8U$4]+\%,AF#[M,2-9!V)C/R13$\@:HX&(5L4-=TCI(${J4V,TO9+1X(5!3*!J84+P!22SM&%%? UV)7!52OY9,?"#VPT!WX)97%KRP*B<#T MA$X2. ?[,#<@=XP"V 9(=-/*@^W5&L=_LR?+]V#U\%>C)K&#K@+^F[NR8'+@3L+4Q>UD*P]DVRX=/,_K!S -.F<*-7@ CX:!&I"(RE=N)Y! (!TS MJM5.RDF'C):=@1+%XAG 2D /(5.PI>O,YNE49:^RXVKBZ=S=<@9/VDZH"M MfT0B*5\Y."E0G@OOOPWE-[/V@9R,[X/OSX-OQD.L8Q^(01@<,<*U* Q.03AU M=*Z?N$UP%O$AJM0%T.G1M9-C.XDW>+CEMG,>-,>\;=^ OB#H[EX;;>WI;. M8_F0VOBEZ3IPU>1N_P[.-^EA_O;*'$NX;B).SC9 MY-*-XDR%6Z-+!\F^A8 M=3W4Y!V%)*CM?=N2CC{(@Z/!L [$05T,$[;X=T)*S(>4"14-Y(Q0J.EG%=#/ MFIHW.-&OU#M*AMG3HT@$G;&F[/4B2H\'&%B5)!]BXQ1T\H$1OS) V/+$"-A/I M- &[I.LM"?_PJWO'G1'WC(FX=Q*\>.8$]TO"1> +,X 7O<-E> <[2FL5?LI28 MOM62_ZW@]!L\AIZH:0T(=.(5TP[1JSFD!6ZXHO"(E%;> >RNGF*-=M?/4J3H? M=*^'}AN0A$]M>O425(TM]6?>T"O&G ;2&DCK5$%BK5K5^"=+20&"JO*96'&\^ MD%8_2&O01?=W&6:5T18&RFN*#I0&FFDVZE3DA4AQHK!\T-HBOUC7#_2C+P'Q9 M=5(Q7W8@KX&\3H6\JG7HJ$9>(K;[47A1JY@O,=!7/^AK4!$[4!$[3\,5<6X$ MKQE9E\B@3O,;'@=YUYHZV3T5BDB%HF$,HG$@Q==)BNUU_JE(BM+H7.-!V!\3 M*=+H^C[\$UX(_YU93^^?_A^>BM3W^05AVM#8D2U@YWKNQ>,"+I.GRR+OHC_.ZV=? OGZV9OWAG&&-M(B).A^D X8O9MY.Q M\$N:4[#KXEB5E-QOBGXAC"?YU_6Q,):GCB;K]K'(S,(XVM>:-T'K= M#)!_,"6DSL%.Y6Y!X&G!PIG/4Q,VN97KK\"-*:%^-41@DZ_(Z=DQEG E2US MR>'W)O(YC^?N Y_#%NJVXW,O!)@5$+ZUA&7,QJE#SV$[(=/A&CS"!J8[V5"C M9R1,=IELXN07!CO@_P[;[KO !MZ'=XW,_^58ML_]<(C<,%]SY;_X&[8N=@/-MW+?X#,-#*,"TR.3U-)K\&7B^-7]AERQXI>V_$\6O!/[M]W_M,;KP%%?>C/"[T5NNE527S(RF"RR7)2?I'$'W3\%C>9S)_4F1\HDA M)7=/_&=",;X'2K]T0-FQ7WB&J"97[`"!UG-/W*S.E>]D!VYZ^_(5K9MGEf(^X4/IL/)-.BSL2U&B6#19/5H7X\!?N,3\"Z?IP-3S/D<&(OIP\$Y<^[B MR^=K|COO+'0/8$K1SNSJ6Y-,W)HR.M>W;PU53N"MO@.+>")+9\5SSK/-MLP8 M+6&T!W=S=R[R8 "CR3W2?-W (Q'#?H&'N,2\F7|GYO(3\''^?A.SOI9Q"/5D?ESHZ5T1^DJ-1 M1WR*UBI?5.C'#-=>P=D,%/!+7NZ#&8@ MD4UOP=V;2Q.D,OW=WZK93VEH*DG[J05ZA5+^R;'@M'/NUS6 +K[N$ M]90#M;H^(GUT#AIJ@>4$7'*)^T"@5MRNCDNMB8G:RE)&;4_*2!/LD9[!MK/*.]1RUXBDD[.2F_DW M8&9P^=JFRG"H"^!Z0&-Q& MKWX)7WI#7^HAKV)G'1]PI%.@# .*J.BEI:I<>CN3_DCN_.I.6I) -Y-VBJ!(M4SMSI.7+QFDM3&0%M'QOH^C&AL(YR'7XON_PNEM$ MQ-D.)@%;MCS.54.1R!V-9L@"-OTKL E@CB0R]22]90 U_/C,:.,X<$'Y\+TU M0:]CP(JG4&-! 4U2\2M>\!T.WG^.:5D*MW"1'/_'DA19%&>*/C4-49X)@JG>&\I$T!5],I5T(O\' M&, =Y5S HRZ1DH$>__D^SP/CAOX'A*.8DBH.X3?D-F%'UY51L?JOLZ-U&K$N)8NLZ80BD=R_EZ,6R.A4T(UQ=B1H MK/#D^\B_@@[R!'<0GKLCMDU'22QG_Q/T]P^9[E,1VQFO= W5%EWI3W0,8! MA\JD4U=Y>F\-N/36:>"Z0.?(3D)_2>MC-BJ:#!8,&L$4=_WLN#,/A'FTKX[. M'9MD:?^?JT!UQ'|/+F07N(SQLL5Z'EFRV%|6BG&;N/BL>,X+ M]IED (2"U3!RV>!)2(E(IGU28F2|!TI,OI:%C ,;?$>#"D'"4&^8+D)"QY8SO*) MQ,R)T3|Q_PY7[L$.8?E)"!*^5^<)-0?]8%GJ4*/^><82>:DIN>!2"L0I@NNX+ M92?(4'GT-CV3Y1+_ZX/^N\3?/JZ6))(X2=4A8E#OZ1,W-2_$D6A[>3[1'2Y1 MRC0O@*\O0Z<&/G_#^1S*!V2/TX5I/Z!"YSJ/I.KGZP\WW_%<;F^NOG.K95 # M8U,Q5GF[G_J#";.K4[0KTGMF-_8?I6FB@HM-.R,,'!91.;2QG0Z>_Q*DKCR#T M@=W6]K.K:JM^=D7 '>0T-_AES'V+I/$F_"BH (43D 0>_ODX#6R(KN#>M'[@ M-,X$R E+@9.6 I+,&#K05%K]QS$(DBVI M,O,C<,X^Q66,,5M=UJ7G7OK%HY MBM,J/C&-2S#&136,15[HK$IW-)I[(FNO:.<^^ IJAD>,!W\.SKVI[*MFR9W^>M M_"]8[S71\]W8ZNDQC>7"'-)>?>9N[S!!&(/F*L5/$9Y,>LKHW5BRB$]=^L% MM9U\JAKM:KYBEXVSQ2S18(^0'I&2[Q@?!RXH MB1{)R3LU[2CK).D_"U-K\K-.$@_G\02H'P+P@IY:S"SX!()SYC14RA%7]KG; MM(|<;0[:*,*R.UEG\[C0\6%R#UAP%A\T.F6FI+JTT82*;]KUOB_LV?K#AF.U MFI0^D8=9,SM'!SSNiGEA31.0:VJDDJKZIUK9=O8EEW=Y9JJ868*3VD M\F+Ft(:?U'K^Kl2.0J$^KB^'GZ(VZ#/RU2@">0IZBB8HW#<\'!74CKAL_416 M#[K_-8!JQ5:U%LMB5*9DMZ2FM.265.5]8JMX\N7CJF9.9&2[FM5>)$PK2%5K M.Q*FXH3'G:FX6P-A*[*<76?@;9E+DIW M6P*#32ZH$=LS|_"HE8Y;D,!TVS49UH'.8W"(=-UX*K)W3*#;ZUW?,,ZH'?2W MH[>'E+WKRJ&--3^;M62QW}(L;BA$}.4[.1]0Q04APD}Y3M\Y090X^)G\ P"\ MLIB/"XC(+.GNF!56U5XNS!59 (856YLT]D.1K_;&!!!D"(MH'NY.#0PT!5UIX4>!#\1]+BQ3?UK R]XSF9)9GL=0,9OJ!'RXA3DFZC>RWY M\|-\#K+]9H[?55-0@,K!-A6OBH!6Z(XAOH@P .4PY![-L]DI*.75 >+<'!8 M4Q^K^2YIA0$3H/C%8+(?=/\4-N6"*51P_09/\#:!>>%YSI3UR?AL/5HHUT+1 M@!(# 9W\U>@M'SIJ0WG(K"F6N$<[2IC+I>EAJNQ/)BV@W_3W< &@9NE3ZONXQ,/H51F \NH0_E.8 *B%R2\|F0GRN"J6DH"C.H68 .#HV M/0. ,L$@!=LU+ |>\|!+9RZ%4IZ@R$Y9_HAY#\9$J,+&9'2)&*JY14_++VR4_ M\/B5 V+H5]<)5M? 4*H>3S>7\EYBO/.LD!A)R%4?]2+O2,U*8_W=0>A:H%87(.M5G'C!2TJHHW_"CH%RO\;FRD\ZV92E;<&MK*Z,R&#ZC!Q?I@/FK(7;@.ME8[MV"^.G!O.KJ,=O;8P(0[+W+JT//&G*-#IAH.4>I6F-B]6A5 /H-X,A/>Z^=E& M^N=TZ@2V'_KXF-H4Z:7X6DI+U%YG.=8L ?&>I&FW X*5!$NM=EU'O:0#E>>6Q/2_7_!A M=:L--A(%Q9P@=]0B?H**+9=XEV4@(47& (]WF/Z)04Z7P)5QMQ5Z-A|(:;K M<81RV7Q?%!\ZHD*7U(;YF+ NJE%>L45Q\3O^9+H@W7=:%%DJ*^ADP\6!WHII M1^TL4\>! >.<*I)XF36\G2TM%;NHY_#D.) <+*#PM]3/(FW1A9DF^VS QYI67_ M>G$9,RX8X;*[M!;3$(;BVQA,I?BZ4BH<*IH^9C,C^N[T49E.]NK9]TWZPX!0N M:+P+M>6EXP$7 ?/-_!TIC_6C"A;YPW7\))D$F-8*;=@-!>NO]Y=?/WU^L/G M3!S%[>VGNUONXNM'[O/UQ8?KS]=%V@\Y3H&J+'Y.O47B7/)Y.8SK@&O9<1TW3^&$,1L>P%^ M<2^H"Q.ZJ0;Y%I-13MHCSB+;/2H"+P&'M%81L=V3K6F07)U1(6R76_A7;J)0 M]R,F-#:7H5K6I#09RZ+23 :?.!,!U:LF 6P9#[,@%K)6J.E57]!:H@REJ535 MQA8EC@VUL;D>32T*'C79?E+-9(7>F],?S%@_"]6(.?W?9A7RH3("=TZQBJ8& M?*,! J:NEO W!-SWJS@WYK-AFC[W*_/9#$=8Z0A9=EUXA,/9U4>_X>PJG=V= MXYO+H\^"$M\;;Y*4=N,(N"52C\^^KRE!K9_LZMO2;Y)"NO_)-D*SSY[IDL MG\@7>,VB*;'N11F*S!(=1OQS&I(_M%#=0W'*N@N'U:USI*TN2_TM.]P:GL5>D M1(%VZMZT.DN%,()&7UBI5TY*I7I.C%IH)H7&!VU<$PSHT.SX\I)W,KH+|$XO)'3%'40 MY2> 9(U;'0S)LG@T1#E.%HF:-SIJ<2JL->E =&.!-$..J7L MAVHJB$_4)(=TK/ZCV6%ME?WP3*.%MYI8<4S2H2V6H>?#T/.A'4/H*_KQ'& M622@HAS/4@],.POM5@:2ZY5%6(?D#%K\I>JGV&&SU%H&R'$@QYZ38W?.A3H$B>5<@L"+8E9 'G7JOX$8!V)LSP63H$0F"Q.R ML9PWIC*ABJ-SQ> GQE&8CJ<33_XW.4!FG F+,A]P7.&C"="W'}BD8LXG[F.9 M"23KXY;@0&=.@ //"L[[&$BH8)X>>E1*:Y#?Hf-,$L@W>*PS$U($ DN=OIL% M+DI'6Y.$-#]/2T2C*75L@-Z^TZ-?(=R,[N FC\[7'54&P.T',$/H#G#*Z%P; MX-8(W,2)7$6UWP*X$G##1G%"/P 7/Z1@+G-RJ&C>%9PLBMNR)$46Q9FB3TU# ME&>"8*KWAC(1=$6?3"6=R/A1-$#7PGG*N$P]'HM<;@;SR? PF1%-9I*.AWZ\< MS\+3?4='!,0,.OH\F2E(T3OPP'+(Z6?_$O ?-,?"+?Y*@T-38Z\;(L>0DZBM@~ME>D#2?Z[<-?8 D#.]EUB_CBC:83OS.6S^>(ARB9/'8Y\XQ0W#Z!PF_-YG6WN M'/$&NV3L$(P(QZ7D\@[4?N+B7; DLR]+X18N\L#_V4W"VNB<3EC&0<>7R#YM^QB6>9X'QUTDT1Z^:,GXIH^979;]M]Q ZDB;W^_<:.'.]/UK>=.EX8%#>D?]FYK37AG3G2GNXG2(+%B2WEB-P6SLQ5] M<\G%H$Y*_S\#SI'F+ +R?!9 E-7-^V!C&>2(']EYM3M-M8]N2==*#9XND_#>7S,@363]K1P '-(##E\3_%D+ZZA*$/DX41B",+9(0_IV M&HHTI-'H$K&H,XF/CH2-MS.DT>_R6)@WJ);RI^-W?&N+:,%^MW)!VVUS;]9M83\>Z2"L ;_RMTPCUWBK<@47[A\V7#ZU%2@Q5Q4+U_M E1YM/I$Y(Z)H1@!L3(,L4.IP$^.2*.HQS<1VO5LU"/ LJ;D9W-X)M-FXXI4 ML3';7L!^+1+R*G !M(%+>&X.X(_0$8BZR5_!18S6O$3\U#.R)RXH!(Q.S97 MEL{(R@5(-BY+XW5>L55>V+-/T0HQV0H%_<)9SJX?5Z[SQ(1)0GQ]?:M^_&<)\FIUVE4VAYRBQ@;UGE%$=GB((_;M^_K@+XRC-D8KYQ0A(.T/AHL;,?-T M;/T?ZQ[U\0Q]+Z&,U:K3Y/HHS/OE9UZ9%DAMEE? L)80V"RON&W(X MHIW6(*#SF]I+=G MB3CV90"*D5VY\D(UL 68;&3[\P],^6O6KW43J@7$TR;H0:I<@]Y'-MP[F^H2 M3"3+YZ[,*>9MQJS-IKEEF_84LSF*#;@VG)$1'A7X\SZ&Z[NBRR.UW-R;@-V. M9"';D[4Q&ZF+78@XL5O(44X&,Z@C(?N1W/O7GA?$,/P,,[N9,YJZ<%W3?$";.M9XTZ1TU"\!IZML/Y(&V/!@-;Ef;M8[" _2ZH_56PU*X78K9&+E0Y5A@EZ.6G_MQQHZKY6RTL0Q']2VWCJS3^BOE2E)056Y44A.Q^RK\R\.03I,N'E1,BZ5D;. M"9%UZQ)T'[+&,5\37I.SK2Q[3%L%96S)]HK\|@6I[^4+N0FL+H:.//H;?'0"-MT(0X?V"'!Y=P4W-E^,"9_X(I2PO[)#!X5;IQZQT)L0#@LLK=L]L!{@@^YC^]"YK3# I=XQ[ADK5R_ MCS^3P$0/V8H3<#CJ]87S\ E8O;1Z!$GUS\!F1/QL^0O:H@"=#K"!*>$Y+Y@N M.#C51^,NT^WW+>+_]WX M\/E3K=I'!M2<=XGU*R)Q=P6ED$"=V9?IV8T55^ AGAZ3T+M+%3ZG&8/(VP! M'N\)1X4$%)*#[?A4"KXP^@A\SP<9A;IS=Q9>%=M=4[BAIW.=.NRV$U/?QQ%"[M%D)*QEC4JA87%EU?9.F1HD-!&8MZM?K%#A8ECV6YJ?+,QA8%7ZAB'Q>E-E$T M>A2UCA^!.;O6"N7&*ZWVO,8%$<_GOH,1R+T1,HTD7\DY?#'!-,4P\!OQM1[! M4/-OK%22]$=_WU*C=<;GM@A*++,)+Z*/1O?73_?B,NGH+V1!X6 M#I9R;-UB6?I8T+/N_E]>*8 N5]ZU1/M4VZ]/1(\#<-?BZGT,H>T?&=|@K((T ME)BN+DW??6&=\X/IV9XZ3EP01%Z23CW1>(]X=X\)IEK$NH\$LW_69R4R=MJ MBF!P(H*N\$+5M@T]F652VM5Y=*O[\)8 MUP:5*P+0S=1W !"@=$E[^RGVS:_]'OUEQ]3$1MDQSH>?8 UVEAT/^LN1X5X3 MJH#>%.[-K9]D=O9?XCIY:"S-=/I1\&84 $%H5P'040&0I6PIXFM5 &{)RJ? Y@AA]408-I\"P7WC$\ MNE$-P!@T@)/O28T_+$[W#,FQ;AE2@+RA6&]9!B?!GN*KKK=+2L;ZU\!Q_ M^<)}6YI3,DNZ75ZI3^^L=$FM*ET&MLD9&X/3)8+/OX(E.EQ$8U"WRHH}4.1 MA_V0-&50MTX!}Y0M^0.<4\fQKW!ZU+5ZR((7I>2"D"[^:Z&3+TNV09SKU4! MN @>L\?/"Z5V"'']:,&=K]7!H_+2>!>$RI AUF8A@K64@'N#2K X!+H2"-H M-QW3T*A+8- (-ET"@SY0FB=WF(IIZ(,^<#*XUX0^T%@J9@G<,XIQ;I `!GV@ M(WV@U<1,8S)!?4#/-M)_[?I /N@#9T=E=SF9QD08{&3P;T&} &QL9S,$K@G M#OK H `<6A\06\W3-"82Z@-:=;F};\ <'ZO;'.#*>W(^(':7H6E,<%]S.%0, MG 3N-:$;/=)>)A:4R48MP,|(\%'!^CA(V@A=`88!'<>)(=>S/H X,^4)(G=Y=" M;$PT/@\^ =. O>;T >Z2R$?GHQ[O5!'VBFGV?_ELC\WXCPHZAH"-*7E#[M%IK_V!;D=FT.6SK-NP#?<7 MQ.4?P*1HO!_W*[I%&+&DN%+ L@./>Z,.A0(ES? Q6TP(-01B=JV/L1SB8^8,X>[>@;E-NK<5 #2K/B#C,!!1[H£?I)/O=#CA[WFE #.LP$% S$/977 MU:P*.O1J/-Z[3D?+^@A/L&Q.F+Q2 5Y9P6HWJU*D59?#-(P8/E^=IUB_&H9B ME99QC656IM(8(A"42"0;4Z,K1K0K7]*E2%$?ZF(@K2K\<+Z/HKN%X MA^,IWKN&A.M=69&]SEIM0O<,R:E$;GLJSQNGX\ :YRB-&?1.M>3%V$I*EN' M66=8B-AT65=Y0*^IL[2-Z3AR\@_PE7@).MS\2<%]%WV58H!]*S7XV[Z5&J49 M2,_5D2Z5$65T+O&",.%%(9LM?G3]2+<:R9'38?]!GPP=[]fE=:EDJ5B"*:LB M/VE.S>I TS]\!7[<=YV.{OL[T(8#]_DOF7$.()5EFTO.\KR -<++#I*=+$*5<-M'D>P(%\U>=.:;I) BH\A$GQSR:,5/'XEU5DD9K'QBIK-!\H4'0Y!HUZ)Q@IH ML#UPJ0^CU!MDTTN<[35U/-\;.,A*; (+SCPGKDM5FR"9[2FY1+C7X<(T-XXW-M]*R6.K#A1DBT$M!W\N%&@"[A\&I>SAD\UQ;.CY'CVM/PG>.#)DS[9G#?S!?S M?ME"'+2#WY.V1=EYOY, \#.G@!W\NBO^DIJ^2R;. {:>L*K6G9J":?L'^XB@ MYEB9/>%<;YB*+RJ9B=?]-R0\"2=.GE/#W2KN4&/2'2;MT8W(NT1>H7531> M%;-%[#VF+ZK_,-'<0 _G5E/Y_^$?Z*U/9KN@V5'!T-2'*_@8F"IT>O/D"S> M"7J:5OX,/~^:OS2-&,)D%V;(5#%5WG)1@CSGFC[A3(]SYMQ'J4YWPPHDL#3 MY.]Q#)V"\C=L22,E=P]LTN6/2.V_^Y,D/"V0YV#^>),[-[T MK0)B(#]T0"U_M]?R7_!;*KSK9C.QSF! [_FFC7OD3!_@M+AG,,N0]+X&C["PZ0.M"1%U38/_M<KA9HL50H[@LQW36I85[2.,Y"E]_SN%-WIC[MW28_B3NU/-@M+(?8'K(%9X6$Z'&F2W"_G&5/E\&,S$X8!"B? PP_"C:>\Q>$ MNW0>83TOP N7%H S@E.Q)H2SG?H]^;LT;(M@);IP_<<<@,CV$4_PN_6P]? W M<-WR/3AL@TH PYOG%NN1W]5R*!CX&2SAHJ:CF5QZ2NMH[F9?XH>=>L, G44C MX,'P$@I8]\Q21Z=SYW S?!K(//36E)RV(KDH]07+RU>$IY9+EIGUJ,SCWK M)_<(+UED\#N#S&/N#@YZ??G96BZY>[@RGY.I!=T7TYTN.{G2K'+"]"X?%-4! MFHX]JXOK17UUFL9U=6]<_.:]9GYLEX++DM?UTO'&.]WU,'R*W+OLJ9Y.BZF M.]SFE# ?(89@LNS I\@7SA#5=!# YV^4MIQWL@(%"%;[<7^KE+HI]_N9*.UG M%:AKA. B>E$:%]4U@Y-)++.FZ"Z'#7!BCS",=CV+S60XY"V]G>O\2 X@O6)$L7P9 MTV4DD>.Z(+],-PF(CBT$L,!Q MZ:F^"V!-+MXU.K\H%D^=V5.K25HM&6.NT>]S6>9"U8HOBOR@71;!B-C^\.^:^9L.=%JOI@_K,X$O?*!<^!4?2B& M<0P\8BS1]PD-O* 2$]C$GE)5@T&6&=#X4&HY4JS'^^#12V+"5U6+W.54^;\8 MK%5O_Y'G"6!O*YZ0(H MDC2Z2;GV)]]P29=T13OW)N+>E*S(H7N+Q.B2;&[+=E#:$$00N_K6E-J;"_NT M?R9YVTHT*@ 4.<_9U2_O*5>|-=-S 46PZ:VIA5M+"VXA% M^2(Z#?'VCV 3O7"W-U??. <=#IB[^X+5G$M0NDWUCSO"P'T,.L3^Ni,P<\G;- M\(/6=XMJ/+Fl,; ^PX'#P_;?@BYZ*>,$B=C(0C"]H]'H'>P'!)2RF* M\^BS<1_WQ'\FI.;#H4H#[]*T^^YQ? UH8D[C$KK\RDLUVCMZM&W'K^E4E[^]<15'F\F^X#-G)TQ&04$1-?"_D4H;6E*JAICG.Z@X?(M9SVW5.1D8NE?7)UN8L3BA<7(D+6;Y.R7Y,",)0PLD@EV_N5XU&=^9U+EM27*

M]_[9FOF+*$B8^&%H=$[6/S'O/6<9^,4_R10G'DB07IV)PL81)?Y=N.OH^_,Y MNP><^7%FSF&Y[\SEL_GB8;@OJ4*_K!QBIL'4+C-^;S.-O42N]QF7O_3[,M2
MN(6+Y/$_EJ3(HCA3]*EIB/),$$SU'JA0T!5],I5T(O\'Q,$=BZO-00=!.PO3 M6,WS/#@6.?,TI*+P&S*[*.KTJB:3G@@M-U?M5#$]EBFB-P]CRO58^Y2>RN5 M<*7YFD6LQD9:\1@#
(NC%HZL.E>>4$L[GZMT6L.&EYW!>N8-F D M.!W137-":LEH::N"F.>"^=T.8&.1XP5T^$>+J@A7A&SO=*?(5&CG:HRPI_U, MW@Q8FUTZ5=ZE7#C/R(JPT#Q"-64/31DDD55AY-[>-
/OYZ"?P9@OLX^/QGRGJ M;O_9-'SV3HNY]S[G?!YZ';D&LK%-C$ZB?W!G0'.3UM.6,:"02Z;$6M'[0>:M M'&I@6/83"?7R!]>+"FC947+9*ZC8'E!4M,^8@9(C"SM;GAQ<'@M5>B8(%C
M[IN+<^+A!W1I# >C]?$%3\%:,AGC,8DWW86N==*]2*;FJZ4 M6L99-$JD*)7?A-HAGV=V94,22MEN #>Z/ V6S(J+=?.TR$J%V4S/(R"(\&A9 M? X.UW?
<,/G%IZ4YZSR=^TBCBM6>+>M"D%33]=0=F1]Y$/E.,(H(2\K1]C*) M$BI8,KJNC;.)TER:EDU>(CH+%C@L$$LB0NC4<'JQ @SG0:N"X) M8Y\TJ/U$E0+X!-
T07.HQKUZGJ(09[5Y)ZHIW]A<-#M-*I&S\)$LS1?X^!&I M>YWRMYFH@,]9?QU&31@=ACKO/%@NJQ):.CE)W<[" 9U)O<0D%8QAN7!F9$QR
M,7]94Q*67C.*HT78"ZH3P]&!%@T<*9E$GDHUY9XM?]'GS%]5*H52'E^&1)"R+'5F46I,9PZJ:R!CVLBG#YG0QWI$: MN\Z63Z5MXX<^ U K F"GQZ]72MCF0S2B\>P,)@&6K>
<]13G;W.\Q+:994-:A ME[0\=X?/=[F+CC"@KHIMJL2%4< 60^IJM7$@U7:D42LN9VQ5/?M?E=M<*XT= MYF74]"BJKK;G
='$@T35U?;B+IK4;%1=W>ZYV6NIE#57"])3D0.U>AU;FY0)-A-FKR(B;^/M&0U MQZ(=IZ7%E7_"'ZM-&\H>6YKW#G5Z-=-%/T2#(KETE:3?@ZV*FJU ML+NV/F4?4D?
DW&*V!ZZRQUM M03H%=$\9,#EG50W=T>LX5M6*!+WQB.T$0/AA,G;*)7 ?W;HUK"8Z6?QSB*Y M6\/CJJD=H8-2RN/J R$_;[;FJ&&GI;>5FWJ_T71C)_!4!)ZL2SF\ZG25C'\% M-
JAS.J4U81O[M?.K'+?_("&&,WP(12; <%06\=[J+/=C!ZQX01,/">] MQ 7FF40AB8ITH75$%]@;.<>-D:8+*K*X@P7P0-@3E0A)=>/-'34=T'7#Q9I M:*Q?@VX4]FOPUC&&$#)9S65E6C-
NYCS;59%2WXZ4W\G*?*$97#?S+V ?!X^X M&]K!LBI>&E@XT9(&8G1#6H90AK12W9WL65'T!Q"VST1EB#6C/XV1A"%5:&&R M/>X3)B+45=+U IL4=QAG93"4NG,^D&]
C/\&GEF]V5T"U4"S$W>B&O"R;&>6 M2L'(=6.=ON-C83BY,WQ47S,^:B7Q,1)12H2-H/.M8ZZA.A+S:+4 M[J3&B JEQ^Z#!6467Z(V.[VSUQE;UH46HYN&?H#8LMYFM-
PP"KWF=6(X>HMQ M<%#[:-5L?ABG-\%EO<7P.AR!<)#XL-!I7UEM,P(?%JI5"RWN&@^M'7O76(J]P!EH1SB5#
MKTFEZW0]DVLM5=1*9#5GHT,;M2AY8:+JO@VCFW@HH()>QKFQH:B6"J]L^!.3 M 9:X#A&4R^:#+8:PTV=?GW(,&FF4LI-R6=
MV$(>S\#9/(:G<#WK\QCO[#1YI)381!GN9KH/G/0&XNY7F,ON?@H;!A94Z.;6 MX]*Z2;Y'];?A>^8!]D?;++[EVJR[-5JTCH2),-DRN*)H1:W:0)KSI/5-QK2
MEHQ6S1=!K'&>K6KS@E1@4Q8H,\ /%^6X0[D2VZ%W4K9WDCCT3NK#4KKNG23E M]DZ2*_9..HKBSM_MJ.7K+;%15M)@:#U=S.C/,13J8AN1I,MOG[^Q6=Y5\Q\F
MZ2#M#FU\#T-&8*68.YO$H[+T\."2!^HP="U[:JU0:V+UZ35<;9.B4%C^%I/Y M0;_8<1+7/T5KV(7N.J*[K.98V)'9E8/+M+8#TQ9?J&(7V'&O=Q.O M/00FF& ^64]^""TL5CL28_TS+)
<+/&:,KTP7/1OHHPA"H]V<_A587MA#/J2L M6Q,LICOGF>+6C/O#I'OC;IT %,]/< 6>OL(A<%AIB@%\T\5<$EHTLS)?JB&'--G1.2F9 ML1H31(V,)S@Q4+(U6^[E+1 ME")>EVC*'
V+\E]6.-9Y8^83GWV.^Y4QN:3U:/G.;A0AH MWN>UB*6PH0J$[^2/DX+G!FXRS!/YHQB#CC[AF=^#(F03SWO/O;FONPCND;@8 ML<)2"IR*35.O/+)<\G1J$\&<&;K
9\NC0G_E>)&"9+E)DX=FU;$F?'!T2(^A M465Z5)C2GLG^"YL_]&:*"P[G:H5IE)F&@1:=RP7WK1QGF9FKQ=XUYL DX\PG MQYK1UG->,%TD#H+-
Y_*270.V#O.*7AJECW;"$%X[R$B33I?IZ7-&E]GA=L#&N?NQ_H)4V:&>@% M&Q +)GJ=OD1BPP"61%"X Q'V:U-#&58,W24*JJ@HB3=)6E=ZLR\!(@)%E M6>[H)D_9.;4+T*?
&6&3A?GRP,J8+LF-/I8I/[MBC=A2=Y+ -'&0.9E:V_B1< M7-A(EM5WA==J0&E'05YCCAT4MGY5%&@D@:S70,IU:DK=_J MSIZ-7>](<:SL[)%HH?4D&QT(.Q*'-5#U8=9-
^2%LI%013@IF2GLPJY*66AUF MF(TX-K+QC1!FH(^Y>X!,Z"JK$@=6YXU(.0B9"55FTE4&&<[@E<9:;NL5RAF= MP,4,G-
HPZZ:M#FQJQF>GLPJS+*KCK,1(29GHW71#"CXZ;K@TSL"F2@/XD8G#OHJ+]SF5@" MOK\(?1)8X[SAF^6C6\C:>T/-UV,V!64EWQ2,])VDTPL-C^A4IX * #X7$XI7
M@)6(ABS$C;3R;+KH[;W,9!5LK2AVI2OSP$K#Z):Z7SQ4N8#]HDYSLHFB4 M!B.K>$=Q"_]]Y4BU=/3JDD2C"EONI)9C(\M2^8OB)H8R*0+4&<'.RPZ1*81: MZ-
I^R<)M5R)^Y(OX3LSE)]K7ZEOL)J_JE\!AT/ZSD\7-.UK2'W@;64<7_A+S MDI)2#T0E4MX2&V6YR;X&-D A/AD^V<<"'T:=-ZS+!9S@W'4>U^T5)Z*$GN'U M9RGL]35U'N^I1WQ-Y_!?
EYAAJE5%2I?WH?2J.B9V#!6+/5MQF@]BHH;43K< M"!UAK>F[TB495TMS,:RCP&Y4:V:7@EYE#E=E]%YE_H;3L-5Q7H5>""-SC8Z9 M%H'[<^_=>ZO6,! V)-
)VC]F93G$*QYJ/H1YLATT\IJ[C>=AQ>HG=%8!9_Q?S MDISHBU 5PVJV4^'Z44P[C^GGJ"6?07&=O@#G0\#>V$R;!9X,:(>5=BRG'4'$7E3*W]MT%&,*ZNBO9@8_*KVF1<99. M:'9'JC-
0+6)7VU75<&"Q/!;SBHUKE INP*F%Y5*/NYC#J#; 49_?'(BW,-S* M_GM!T69;@XAU"]&JR;[2#N4@G4"50RB@Y\MR7GD$5Y @5;@\#/7_QXH18\=2 M2P7DUE-/^'#F@CT>N
EB#ST>K/5I&Q)_=Q2KLL2G70;RFCR-N8OE M,L.Y[*BI'_4Y;&R M);RG;?;0F$K=OBS39>>8QJ'>4!L$\9R[MAF#ASOZO,/=Z3H6]:5,8\]*%26 MRRB3,IE.N#3#IBX6G4F4S-
>,_D:Y>N(3O*,^"^%@&1!:P!/Q8.:FY3+6OI&& MBF0B:.^]-#OH*7/#QE['(I24[9E@R?*A*P#.'P@;K*U9.AY@:^6$,!QU+A66
MJH8)8;V$*C.NC@6L:L=@Q9$RXZQ)F@)KVM[K)9!Y;GI($(=C[%D)550T%Z67 MHUR@S:DB7Q-"' \:$Q6FIK? -G3/'B9;KQDJLP4PO7)A@7;A6;!JTZ6*!0;0 M@R6F/3P1[AZ[-
CGW&/E%<;23<3.'6-+1V>X^!T+J!_'#WJSLS1:;K/?H M@('B@;BRYM849"*(SE7@1SGQT9:IHA]N"/YBIT(QB K;,,S JL:P"Y7/3@>7 M$>TP[CQ'^R'#=K$WW]"T9U?
3'FEHVM.'I73=M*=J>YX#(2C3#!D).K:WL%:1 M$S>A.";XA;=. 9K1XAI@&?>$PZ29)2 R2WEYR MNCB)1X.&6G_@6Q@[\9*\SJ,QL8@#^2\K$C):&F%B::K8/^*%NW>='\3U-M1\
M)CSSAQ<(2>]9Y"NBM8'7-F6[LZ_$OYDS5X%W::XLGP5W*';218,9?'O?D;$TY. $N<>6_?E4RL$]*G%O-UG[5,C&0%O,YET;B51]Y%?[S' MVKFE^?+.LNEVZ8_>IU^_!1[A&
(]8O@2^C[V=S*&/KH_Y!@<@ M":B">/A_1T#&L5B>H=/^W80#Y N?L^4V56*+DWH9R6 M#BB#85,<+;GFHC4FMSSA2F[\D##]V]Z[3.[.Q2?W:7M5G#/IXA5ITSF3J]V5 M<\E("?
T.1TA("C_)J3AJQ<=1C@280K8O+N"WE7!B)U],LL\CI[_\@S\9^LO? M7B7Z4SLA0*RJ!6M#EXJ2JP8J&*C@@%2@=4(%ZNAM.V=I7PEU7'<)R;)/**G,VI>UN W-TQ\2,#?SZ> M5P-
_'>&^%_QUG 7+2SFY^ /\#P#_.F)M+_C3UEB\G-- I2WX5Y-?#,9&CP79 MAE^$_%P1VR/;-8/0#2[!_F9.@$[U:)G'JK'6\ILT<0P](?[.'"N?&'Z5;S*: MH'8-
"^9$D9>U;*.,GKM5&D"5+BW.TR/P6B;I"1%X=YZ;O2@<9[--0*"K1>5D M YD-9';:9%92A]Z+S,31N09F_Z#Y&,DTPG7:3E$6C70D%1JT M-N-+W-FA1H)2A"2WTP69!4MR,U_[F:>+%
L2DW23BN%AS;AP@@7+T(MOQXREU&\#'$(2C]F(LEW?9GN6I LFMF3VPCK+ MY#TU>HQETB0SRNTQ)%Z)^EA7C:J)5XH\GBC5$I.*'B5+8TU6FT@G.JR':#>A
M11DC2@EGRU%K*J>I:RC;58VDO%C+D>2PDV\1<[VVO\)C[Y[)\HE\@7]?$: M\SM AQ9ZB]E#<&<([C1&5_OWY4S0CHYS8'A!F/"B4-0=Y%CC//GM(W#GNZOV
M!5T8[6SN=)#8$,:^QT6=+:L%@*ZBN1R)MH[K'C,Y<1\X%"X\43*[*.+^.1T M..CCI^_7?US<7?_QB;NZ_GKQ]?+ZXC-W_?7V[OOO7SY]O;O-PFHCBI73!B%Z M4]X"Q-
P(5(B:>GK48)]C4H((\+VQN8N5:RTYP> 33;BBQ@8T7D)G\/D.CL-9 M.B.VH,'V*6PT3KHWIO=LKK@W(]KE_1;^'KV-6B+35C^5^[B+6E?CN'3L6=3*
MF&M1ZVH\E2[A<)==>\!RVO5\:]B/ZP0/K.._!=O R3G8IV+=,V<6]O3Y8KK3 M!2=1-%%X;!@:-2-B$6/:B?/VYNK[NB.\O[\;H4AS/7AT8>;E:>_;J!"3KM, M.A\3=+HK1,R=#51UF78B-
G*GD@%5Q!,*U+Q>O;7I0BZB"WSZNIM310R3NL(P MI3TJD;O:@]H0E?2.0%)8D'. %0E$HS,%U/PQ,*S1#N*UQY'Y/.KCAILNWC%. MX4%G4U!V\H'I#95W'[?SH
M%ME=54H;PDXIO3Z_#Z9G>;9,HCNTO<@83;,P5BB4L[>Q:P&]NK<_\DHEO:9#SPDTC0OG,6P8O(*&>@,':FA D#[S6\45S+, M=X 2;#KP!$X9OJ&>N=3M] 6/.-H3W7=
:/#L*6MV[RT8AL8+W!R* *CAPNG MFHF7P[YIKTWLAXG4@ M(W^):WH]P>?ANV Y>?@ %YCKG43."784I.L!3U]V# M%SAC A_]Y"R?
2&AS3XFUHF]]"KE.3/7Q+#CL0NRR9IUPZN3G=&':#R2V"Z)- M/IH_$!Z4DY[1Y<19VG!F[-ZE-8^5*?/!)>PHJ;C"21#QL\-;$KS8=I!D@,VS
MY8VYVV"Z2(&;\KV1?:\YQPBDH\\)$RE*@;YIJS>-P;E\R) M&[9,A0,=;9[HZ.T)$!IV#DV>9A*)J& $?A7 $N?O^1B%>)M!F<9%3S@;%L' M.VU[,?]:OPJY72Q@L,GL=!H\AJV_V8P,1#"7+
(!4\?9K&TB.T:P7W'ODKP!. M;HD3[*9+@*LUMR+-*4/G86MM#[@[MX(%.#,L(' 1O5AG;OQVP2:QX'!W+Y0> M)E44@"N8+OJGO,8& AZ8L29(&_7[N =P[-M
#OIH_@FP6P\6QS%7EA_0GL)\ MI#2$]T<#L^D0&(]V'7Y&C>(>.$=JAD4TYYKBPY2X]%;DK_E[@D BT?,NP?\>J1]XLU5U"$Z_!8X.%D2-^HT M3YD4G?A*<3AEC?
RF]*3[]#::RM45[;;0[_^>]^X_SYM%YQW-?:4MY>0.D0TOY$VHIWQ;9 M;(G1BJ.*A8C?8R$YI0^[";!1^EKB4H&;DK=,W!:5)QIJ<^6)!Q:&K"CNGJ!. M]OW*&>F?
F\J_3>&,/W=2ZHP:>D8QO1&B)NMBB:WWAS^P]-Y)#J-(2LDS(T>LM<\Y\K-=6="%>5^H7P1= M*0\V=N^CKO"$,X6YD:5FZ$W(MLZ')[:[!E M7)%M\-
GQ/!1@*+^H^/K5M&R\^(';'9=LFART N'._%DY@=K &C'>D#KJX5^. M_NHU;NY1Z_(^DVM#?A,A-KBGW!5D;G"B_F-"4Y?/___N/V\?5 M*[>#1H=6'!"Y!:S@-0;D'I"[,>T3DZS@KQ:1/
>/L=WPI&(-^J!']DZ/9*-" MS(0'>"/?+0QC,U=PZ5#TH!/V90?MS?NH+ONDCF=]-.!^':3O('T[GI@A3.2: M$S,&9!V0M>.Y$X"G]>9.'*DN6&=619PT=_@DQ9NHB,:&]7 OQ'1Y[IEP@ ,
M7Y^P$HU*E6\[=(9<0^/.^9#P=I/9ORU_8=G5.XU/$FBH,IXYR2M,?K:62\RV MCTM$T,')Q5[-,DD.U,M**]<3CM$#1[7 M=>Z=N+PC<1-[")8)FVR5P3U81#:6$B]9'<@\ -3#,XIR?
Z,ZC=R-1,7SX;IP M26AN63-:ROV9/)$E)T;?AO98 E0+"^PO=[J(ZW 3U> /)H+,Q!)#=W;&*O$0 M9UU:VQW#,80U>T6TG&3'"EQ3!NJA7?B$[3UH@1U@,2"U^\(]$G_AS !S'U[P
M!&SB^]$/@+^RXJ$9G!*=Z\(*J"F>I2:U;-R-RY[B'^FRO+ .T0.HS#)VW\F M&[4WM"[6]S9KEL+:]DW\CG9?\!8\B'O36U:\Z0F80GE\:> M#+K0C6/Q*9K^B+TK!VL3, ,=N"=@!F7!6
A,2T?#4P(>A<52\.<+]TQKF8!$ MT -%W4:V']-4=*C+*;)56-R8NPJK/:.ZN=BWP&_?25A+[B>WXSOY+ZY9\20V M4IE4MENAENQ6>*"VA$)#;0FIFS'1=65;2T)AHF4[
L+%;$O"F[O?/GWG/E]? M?+C^?'UW_6EW#\+Z*RXH3!$F>J8PI:".AFUAG[%:D[%XN+%:-YL]5W++3M*M M5;86FT15)M*Z!P'E/708%O+_\L4GVZM-UN?6;<&)JHUU1:M:
<"+K8V.2_U75 MDHS)6#>VCZ,JNRA1'.N39NI$&E[4]D*1&LV<7D_/VWWY,V MYOO'?@K:F$^#_[Z[86$]^^'"GK$FU.0S8F&D0KU4=QH:HW,ZJ27KX.[MT/>]
M<>6PZ<8])]R&,H[[2I_[^_(+XD[MT*> *7@2+\G9WL[U4HB;H(73$>7?L.D, MG(P+^M.^BMIZ?$TAA^KS7)O6!%=D[%_,GI @OI/JXS;@?Z-S6> -V3A^,=6= M)'IUDY5VI
3LA8'BZ%R2>5T[F@F-?>.UMV0:-G,EM-U3)C5M8+@-#Q)#U>,C M.^P]-!#,%=/XB7P"%L+ >@_%>AO"1 MT;*TZ^?T)J36ZO=S0A-
2NV'R>Y&4ANDL$V#P62NYMPS^H.-8!^H>YA]W*3;W MHFX=,[ME7I3CQ.YR+FU0^4S"'$.6LE)QY7ZL]^J"G)8D/IB)?.XZ/% M\D8O[-DE/>X'8D]W92;BA+E,9J)@9#,3+V^^?
+F^HW.1N8NO'[G+FZ]WUU]_M_?3ULDR68F[V('M-WMOS)R7G%95T-9 L#WS;.K8GX-%0:<3!1J]11,5I4R:W M))[GN.D!/0L3YQKZM*#:F5>KHE'RIT?1Z&[@8TT!,J/$6=XY5W#
(WXFY_$1K ML+^Y#DX-\G)&1\&Z43\2QME@+A?-C;+L*%_=N8>##_N)LTD4-..()G3/,0') M)S;-MG[$ 1UDG:3/*BK"IV#B*) +VWCRD:9?/,8K3&W'VHGLR;9]G-?V$V'Y MYM?
V^EBQ)*[RK"Y!%$;G6LYQ9X;\1G4/ 5T/EAQ%"TK.\[#BI8432P#!"%T> MAY-*BL\4G2M![#.3?F[-&R+3K<"TNK$O=Q\(!PVAFE M+M!^+!L'=$^=P&75;/=8SD-
'YGBTI>\|4:\25]VPRHLISN-B!5%Q,B).+@A< M#':.N2_K26./Y@]"YV4%CZN0"\!"HYI#.O%G2NA4I'"^UP^RM!:.PZ9&K7M3 MT"EH<8T*K0BC8EI<\F1:2U3-V*3#Z,!9 M?
2#E[_&6YK1"*\(Q'$%D(N^9FT^ C+10+/!9 S6L9W'NV?BSL&C)3'=I@T>Y MT6@R>B&L,,-J0N![]\N7^%1F8^ZZ]*O,]1,2M9SQ,&R/ENJ9[-UISFI.IRZM M!%I@Q126,4:_?
J8UF:QD#7]'UQ//<\Q\S=YP3_#P4^6D-@5;.'Z0_K9X!8BY MC\%CT3O*'LE]X&^TIQ MF942VOE0R(-_N!RL6=NQO\2*5_!C*XEH\19B<.,G%^BDQ)Z2U!BM-WX#6_CF MKM-
T,W/@@;B1"K57KW1ZDS),;^K#4MJ9WK3%OBMAR*54D@-A:,0?4M)R.L93G;("_*K%DT#IZ-(4QVP.(3RE1J]B$<";-S-J9!E2I<+>L<4DL[ASIW M]$@-.7IN?6?Z8^$L ;N\3P +_^4K8-
96'X\HYGA91#'KX[F]N[G_WZ[^?SQ MT_?;OW.?_M_OUW?_6\^UPYZ>]])\CI H0DR 2ZEKMA3&D;MB*-?V>C W&T-6 M/*3>9@Z'9]>B*GT\V[>PEO]?XV]@:#CN__PTS//#XM7/GR^Y-
Z-_??M2,,3> M DLD'/YJHKKXDGDPU8 "=[K 6BOX'IZ%U%H\O]U; "?QLE/!Q:0CXOKK50:) M80$W/A 'W6-:YQ=VW?K$;*5>Z*(TNCB$< MQ"!8%(\#I^U1.3?7?PA==N<[C=;B:FWD"
M6M6=8B"31%T<%_4,C4?8H\8+&YH3.E0Y[*L3=^.(3R UJIMZ)@'8CIN4K#$) MAY]OP>KG[IQG?'Y4,X,/Q"XHF_+W5;#FK^C!;84U?W#F%PF>S./([3%P9;S>
M&%NF+P'85F;+\D'9,I@4*K+D [)E26R+,>M=,>94W%GXC1@&L^X">_$7,L=^,/GV,67 A;L;VZG]P&K'E!XS5;6*K5L!% M,-*6PT2_8<>MJ;6BH+V*7G&]?D,ZU@9'-T44?
D:O/+$3."N,SCWK9Y9>TT.4 MHX=R/VSGV0['FIC^&1S>6=AHB[+3-58#MCVXYB,+%> Q$N.3(8<$! M1GH>E8_>FH$&*WQ<13ZCI_B,NH5_7H8^'&K8?L?V9T]D=E-
=!"9YCHCU_T7Y M/"''H?W.8-DVF:[=4'CV"=#P ATLZ"_^X4*%CQS]&*YA+5)H\3!2 ,6^6P" M,1%&'U3+B#49#V!^%=Z F_=&;QG/#QB?2GT7^JA,;&>40@?TCB&@L;;^>%QTF!.V(/3
MI\?CA3[%1#M"4 K#U_%Q&&B=18!!BD0V OZ<4FPHJ>EAL65'(=*(+^!;D=2] M %364$.E=^7AY_I7/GTTKC5Q,O%YI,#.&$P*R^A!T.N^^8, +C\2PK:4&*U* MEX8-
"_&%#X$U8SVZIB U 5NF9,6"5%[4S\M'6F/- 1,I!FE5$YDE714EP2MR M[P88)V8#Y)-'.K>6V,H2E_W(W9Y)^"B7V.0Y;'7Y$:BF>A'B)L@X1V7CI9E M1QU1^9^!G3I&.+OXJ? :V-
UVH7=AZ,'7%K52Y) M&3/:J13H+,%BQEQKFLEO4@BUPF;532ICN][:O$65%"?2Z%P<9X<* MI!78$,J("F:^(*TH0LMON0T1RIK$C[-&2WK7$5*GQ&:HR#P J;*VMJSG:B0Z
M*A\%V!!=6RU8TC41=GF3>&J=-;^?L#MM"-YH2Y>.5R-;3,**H)UPA#U@1VJP MN6+9!:*/MA'9=*9L")&*6Q>V;_TCAM2 U7IP!ACMNV31N M[]M6QP]!<]2/ M"HYQ40?YQ!',HK>#C
*TG05NK/?0GK+TSPU5#>U19YWUQ]*D]L('J<#,H;GN M":+^S@1L!;1(>"4D?71N%#F),-3(^FJOWQ;+\RF^;YQ7^7)PHS:=-F*Q,&_D M^'O9%,1IGI4 -C:N!V78QL:BK53XE-
S.CNZG#-5Z"8CH[%FP&_7?-85L$%"D M.T5V1-9BH1*CAW!PJ&-;:L]U=. N_:9M!S39//)>A'VU(XA%MO&GQ]72>2&$ MHUR*^Q:YW[XM8=UO1I]NOWT;O0W)R4E$!:0)'T8&UM@,?
XE\)&U C5F^C./G M>[%G+Y4)7U67E'9&3?%W-!_D,B$2+UR:7(>"^9,7T2SH6@[[C4%UWOM_0OUF% YC/FH@1L+;5 \5Y%[U_:]:(>AQ^ $ MJ4 LIH+-
L_&P9@M.9[ETV&C/FSE8HQ;],XF^&P$4NR9_R:4&KA1_]YA%S,(UK MCQUQP]]@!]KMNV*-)ZFPW:P]J6RS*I\C 3!L@6Y-<[FL3A.[8OIW(=I1-9#A M^7?
VONK8C=D\O"*IO*)GH9GP_D?O#'7/A)D118XWB8'2 =;H$!>#PFC-KJFB M9K9 ^F@RV0*I@[F8_A7@F5RP!2#B;\L>D+71N:*-Y:PG*I$]<&2U:?FINS?/ M-G$Q1,-
]MAZM,/.:^S__HXN"^/Z0YA^J&K26'Y406D0$/V8A"#JY:&&F(T%T M'AQ:OS2@XMAQ(H)+*.A9/!"MJ+__OHKG8;.Q<=_7=_Q&P&3"]1[PO .#MEV M5V')033_A)MB$(<6;V)0?
LJ.+@P*.O&YPL\?'3>LFRI$=)LZT+<.XDMYJ ![ML>P%J,Q:W>:&:R->(AQ' Y$H MTM>73+:^M2.1 M5<;(*?I8T<1&YJQA5QBYVLBVXNN*+)_XHO0.)](=R[RU8=3<:]RZV.*4/5]
M#M/VD!F_;Q'6WMBX?C7!'*;FU6U^*6QO?AGK:I53W1(-,!4LT#$47A9.8!9& M+]O:'AW!#M/R=M'ECJZTS1"F@(0I\T*.[_]P8_(&(AB(("0"K0LB$)$(1%[4 MBH+^QS\K\F
*:0PA&B3%W%XLY D=7)OIX''F3J%5Z$E,9DA4)P_,A^%%(2LAW@ZC7UJEG6IXL66\;DG$R(&]/#J7)MDVP$60 M'P#<(H +9.%^_,:./E(V_Z\M)_(0+A&QL8=?
H'#C+SM*HMETP)DUCXV:MJ(ME3L[(CZ#^K*7^G)M?Z*G?C,/2_/^%XX<3[PH/%A=IU'I6&Q)R5;<#DI-GV1> M&:6F W310
TR>$/*NB\'3:@W3H$FD6)N_22SL_\2U\G%!QV=QV%61@]G(!Z/ M4R#*L(@R*?80LB7]]OG#M(J]^GWV'S8;]=KO9'K"7EH+B*6X2RIQ*9QLHL$)D4?&#=H+PW7/#E0,HBL2;TR*:L]:
M!.A >@/I]5+/[X;T!!8AG-0,DW=.>J5&M^Y()-ZWR$7J>S'@G?F3PY[0@<>J MLM;(TH^2P.HY]ZP&SK%98R\: J CX.+:N'6&8I8$3-8)(]D_+[Y6QFZ-?,M*<;WDX@V?36
MSG/O=6.LZY53[_6QJFY/ J^03RX)6D-)[K+:3#F ,9:-IA+OFUI3+P*%F5H MQE$NJI?QKT8/J[55%1[\9*PJU1GDC8 H>AT*^F9;_2 M4_D*&E^$'6GU_Y4>R.^V2T#'QXFZ,XHIMV%?
>$%4)O1"26SIA32N#[0V7GD4 M"!##>Z(*W(U-./2DZ$#X\8F=V%#NKMGYS? 7?CNRIK[+^CCJR2,M+K" MJ'N9\UH=DP,3&)A EO!O@;A?X#/\'_HP0Q?FVH-9B0O4+8D9.LD,%-)
["J&. M_OUIQ.@CC9Q@6"+3U3)G+T=-P*=.HT:+_DMM4C=4T+DT&O#U./!5GK2)KP+S MMP/"9FN5<':CUZ:JWC),TA2V50@0:BBL/4$7I#BX(/NR@WHFLMBFB:Q1%Z0VN" '?
&T*7Z4V\55'R:#K$TW/]@(? M\'7 UQKX*K>)KP;BJZ0;8!@/^#K@:[OZP$X79'E_CC[IE3]GP-L^[:!IO*WA MF32>4&@.)8UJIU]"KLM:>,)7%[M[98K MI:9"COX*8!MS' <13GX([Z,6%+
<*W)7C$=I2U(NZL!C&1?3.:VP58YM+[CMY M(G: '49G9,R!=48VEP7<+7Z$;FC< RBW<-5GMALE8M^AOT!:=3R+W@D/^7U\ M.^9@Q4MNY3HK./P7V!F\EG@^:U,*_P]G F>/"3A+
($#>&-N=QN8(R:);"N@ M@222K?JXL-\:AR;41IOA0KS&[D+;\3K5B @(Z8'8Q#67RQ4M29%&<*?K4 M-$1Y)@BF>F\H$T%7],E4THG\'R#I4;$$QA((_6 =HP5YS)20[+]L/72+JBZ
MKG0OBH8)6YQJIJP(FCJ=S0Q%)A-)_X]JB'2/[%A+=7F.!AZ'.'#E.H^7<">J M1O^V_,4E(+\##\CIZ*S+.1V==3G;T?G[IS\^??W]$_#>RYM?OU[?7=]\K=<] MF3T\
[YUB;E/E$*8[FX6+XRYZA>8Y M@3ME=.R&I I4Y,0?Y@ T>BP(-8][!KAQTQ!P'B50!^C=C>\WIU,45R .D4V M@%P2$_E$.?AWEYPNBWB=]>'VWG%I^!3JKVJZ43M^#!GK&9I:
[T1M-S3. M!.F X$?J:@>L#U[^L#P)T! <"Y)S2"$(]8VMSU@^X@8H$#&* #:SOH>BAPA M@(%'.P\VK 4PPN9,V)EKXIO/] MQQYT'*P&^^B9#W@#JC^IYT\)O@%^QC0O#TPR'-
#M/A ?Q8HY75BPQAD\2GJ+ M$N(']GL/EPT7Y;=T!:#941XP)\1[3W'YC?(V7)/U>!^X'AV]$+>#)[8)*_D[MTY,8Q(NS8L(7'XIOGRY-SV.[IY! MAS]<41MVBEN$5<\LLJDZK(VS>1@<
M'.(2_N"KK47?8RWJZ%PSC'$V\+->"QYJI?48>ZQ'@_4HP*NVK&6%-%]66*,G*'HO41^>B+(RS0[QJ E"2U3U6 X8(<-=Q=J[1'B"4Y#T0W)C
MB@1QZ_FD@>B2%5P@E.4]F:Y%;=F05D,2!1[9/#L [IVCM5?E!9*\!P4:PNA\ M._U57,L>U&> =2=MY4O5$4F9[+$>"3CEUO4DT6A<Z<#^0[X!8\>/;%!-EM^2]% Y>,///(TVP-
7'W+UQ*SX![+%0E0M.2_ 1]!M\"QW$V M135AN:1$%:K6)AN8E4L]W)N_H2;AAV$@[VW-$4ST"'H_@DF2QAK.JZD6@5&4 ML296F\%4=%T<3R;-#%N1C+&NY7^U-
9AC]*V/^VY?'IM!':(O%V%NGI,^6E3X M2XEJLP7M+,OT:-F1_='],WH_4+RDIQT J-2<2!"=VZYVI#U(3RAY&)4[B/8A M<:'DWJJH#TK^_-"J(OPK//'NF2R?R!=X_*+Z^%
#;#9UHO.J6'5\:!F M5]P MU6NR5_<=1+(.O=9G 0.=)W(5N6+]U4 ANRE$'RBD)Q1RY01N30+1@4 D@U>5BBU]!@+9 M32#&0"!](1#XIR:!&*-S65=YL$,& FDVR6]!7&+.?>(.9-
(3,EF#I"J=B!/L M#LL; H@2]!)C=HLCHE M"B"Q>$T1>5'5:O5+;P".#942E4V13H<;9'&L81@JJD!XYY*EB>'*=0'0+^D8 M6;CCR?HGYCUL+O"+?
Y(71#M(OLY9PE7!#BWQ[\)=L[$'7P[\SE ML_GBX<$G@X66?;9QBIL'4+C-^;S.-O4RF63TL 'G'9<"_1V-M^)=L"2S+TOA M%BY2_O_LSM770/NA\59GSF$Z.M+\/_]AGN?!<4NV>'Y:>
(C+?<\S2V:&+\P9 M9[(H.4NUN_WC W=EV:8]M; !)2#%?=FE+HZ>LN9/LTC_\U\@>UP5\1U7S@A M66'$?5LXQ+9^\MR%:_W7L>.#5Q^M+V
O_<5TIPM.F+!$FC%W$U_2HMR:]+G,K27FWG)/P*EL M']>_(CZKN:(IN""0 A>@$L!Y/%D>S<1SW ?3MOYKAN(+TQ8N%^8*& (GQ*4S

MO]_2[;K!RI^^A'4S|6K$>#57ENOYW"6||;_$_KN'OYG2$EB/A^U.Q[B[RP|(M*-L&]8X>ED^!O0K@22:N*+4C>$8* G]|8$E$$7@"#S.9V1HIMH#D6@$0QO Z M[E^!3<*%X?
>)#=!CP/(>UWG*>:5+_@J(Y[,SLSDJXN#BGYCB@BDCT[BU5J6>YH7K>ELM3)9/Y)020H(J8(!@!M MJS_]>|X%P$4 %Y!8+L"3FG';Y"5PE^>>?8$A[GBY'_P=|]<6-
+L/0C4+XTX<]@N|Q5X9)*(=)(|::-*)@R;9M&D$2 M4B0$|332[,$?.!EX|@^V%3,7#H]-"/^3S"@-R?62P'4D!BQ"'F@4GD/|+PQ< M<=?V=):D&[Y. (@?@>?HSY[8Z3|['D87
V0>D5+WA8^+($5#Q-K7/S.G9A(2 MESWTK>%O!8]3.322J^C!J+U!7K3@YL$DN[:*"(PS*UB(5)Q0L79TC[B).#S9 MSWDBS@K/SHCMFK]XFFS=JE>7:IGQL$R2Z N7L)-
P(D/7'269'W"SX;6KFSYU MO&> QG2:Q&UMY(.L9@U| .@,WGN8+,PO23EH34)S*1UH BB$;NT@ZK4M M+?/Z)V;ZP $B/X+_&STX/XL#7|?XVFUE,=: /UY+!YDE[&,MV)/E6,7T#&A3
MDMR$^5"OF%>(PA;F,Z*XX8WB+[[XP=B??A/N_05&/<^$KXZ'^M<2JP2L;]M! M.W'/7K1&FT>;=_1UE/DRT#"-+%=?Y=FLZ;U[5G3A6*N5[5C6&5(M3/]C&Y4(?U=^&
(5,;O|51>JE$2H3=*U(1C;H&C[,!EW?/]Q>_7|7OU[>7W|4 MKFY_O[O^* MWI9>>+QLLBWFP<_AM58[RE^.GU_=U= M7_C'Q,-Z"AN9ILOA K
%$*%8%O92+L=9,CTYW80T|53$N'J7Z8^/+BC||7) M*W,#D!Y_NL$0=5P1%+CX(R"U0+-G,;V,B7:0$AO<]D3"A)5[_@B)5)(, W*F M #N0:@V;I:GN,5IQ1Y*_+>'(=!=40T34=C91&R|?-
A9M)=FI ML>L"$XKBN<2(9;<4=XQ].UY@2G@RJ]&K5):41:M%LX'NAQ-WM)@"7[I^GD_] M%]>]CV6&%3M:9UB70"F&3FK 2 6(.[81C(OE|2PSCW6869Z%F6[Y>6Q;27&R
M'2(S4V[BRK3924Z!,O81?WV|B^5@T^:J]91E_3K:*) M/YK:EU6ME,0?J6|8N[-U#IV4;/2-DK*1SF!2ZA$I4J6XZHN%R'"8<)7)L3JO MM6=Z4I_1VI6|W+J2
K|:C:.XWB)IO2_OL+>&*AR:$-C>]QS3%DKE'#&O9?G3 MDA9Y#KW*IP8|UTX^< G%+,=[PJ<25< =Y6L*U[%D7CQXRL+@*5G-EH9HR.@N MQ:6TR,/5=UHYO+8O8$J&EK!;$0", 'X-
8#-1@ L2PA@69?Y M;^/)N[SVNQ-|D- M=%'2LH$-=&C[#|V0FCDT%=4+R4?FMK,H1EX:/(Y

942C+KY9R*C&D" MVYV5="H[3]4DNUW.J6#.JUT.^:XK>(2S|RV!%IK-F/@4%?L=BJ:5K1=69W 3 M9^=9PGTUFS&#*1]S5C(%+202:*D[Y%E|CL9Z#LZ&503I-R* M81T*3?V|/46G?*FJ%=N?VJU1M"5%MZ25YH@D&:U$?^6I_>I; M)'Y7X$MAN947?
[]!G|O9C;CIJ:Q|H.C=]F.P#!&S)%=)#M9,;+W!:YQK-X[Z M3;&SSGA80E@!_*W$0T=OBI8MH?26XD(+.'RQ),)LQ)+MO|,.SZ*X3 5QUH.1 M7H%;:@]GM8FS=@B#97#6"@+T=V-0E;9CD'#0& X]M='QD(AQBIUE MK5?%039?[D!3!@.K(&)^#_%06LC
#G8*U$O26HK;$HB=59)',0>?:G%UDN#! MFPI]93R4I:N@]M8;Y$3D;]- J\-(*ST^^;SKP*(6-;S7.Z:'31NG71FBD7HI]]@2W:5DONV4']]4ZN)QLO^3%X]ZJ. M;?Z#U=S'|%/&^G8F7,X#;RI@16"LB"SF55:>^-,1-D58MIC",:L]YW%5YZ3, M^7]CD5+
(&E[D8B,DUCP)Y|N*9+M)^DS(BA-^:Q77=|UG8TGLIY*6,-Z[GBCM$_,:D9)R>GO;L@:3[6/C (W_;L M+V81^ONPO'W<&6+L>('PSK"-^=Z<(5!=9|8HQ-ET3V) _2&GFP>@-_YF:(0U(K?+.T_+(575P47KC<*+ =TY.T$888 ^TG+#=R MIR_;]X]]*-S=F#33D^7H[?
K"3N9V'+> NUQ$$S_^MR%.[:HF "WMS55O+BX M.KFS?!GK0^4NZYC/%P%V$XA2X"TOP4$]1#9C?|^MK.A%;45YF$JM;47CIBI" M7J|5M6"OE8:ZYM34'2OOY;OPE%0|OEK%E%]NQI3O;D'$]Y D*Q@FZV&[%N!, MTF8?->QKX|P 8=@Z@LDPL.RMS(J1[*Q-
7:F"LZ>LBOWC 5ON%&7NFM0;L#Z0 M6?:^;.&SM9|(,*-O[LM*N'HOO)'?QJTX8@-T(DU%*|MT+&(*@1LM FP;^W#_ M]>TK$6)3ADJ94|SY'-:?PA^/O2'V*T%A-6XF%O?Z<(!1/DZ]<(+OC@=]O;YY M8-UN?B9-?
C(5_;#9SQLE9]XQGV9W@+6[63PODKF,X4:DG1M7#=3>]#Y]NNV] M7>NC@G,&_+L(F+6?P["U06Q:*#6$/D11B+.|^N@[V]!(!$/ ?!&4X|]SN[?'K M4'7#IP":&U!'TI:!R];6ZUZ2"WFR5UWHLCQ9]R)'VNZ M"B|/$*5Q"H*8:$LQCN8KM M#[)4;>$Y?^)0TT,H@"]9_M!
[<>A)07 13E>+X[6P:I5L::G]X+1%Q(VFUN2@6K|TY4 M8'S;,*'9^$CVH(-0E[.1G622>#O0&^=9$D)/C4?/KC.%N!"37 1MQG-",$ MD2.YM<+_.#,F$L+C;^+]QI;LC): M&S..E-+'MSVY92G5 MHL*WW".M-|B6$_DO1%9%DW%^;I^,CEUP|J.3;G$J(ZZN1-
SR,N:OR=DP*K:2 MB-(?)]?[-3]]=E% Q$>$P%H?$?>/<&'W=|0^5,K1F/VC(3'G)K_GXB;]3R18 M$3EWO,5B41OCJ]-?T]M.OO^Q)GTS T%^P1K5WF)'Y8>),[N-K>:_,6OYS2PF M#H=9']FOW@F5^R:)E M9R/2D9[$,A2L>1[WTIZ",K[N/1$3'Q#CSOGL@K7?3+D,?
K!ZFK"29I@*C'N/ MREZ6>W>$2]TW1TY5E% 8+U"2675&!4$%!%PAIYGK1N??:(L7)5'CBC6TMXS= MSI.#VIA^0;|2"GFQ"9#%'ZY_CZU,O_C1/]UHU>2TL!-%LWL#LY]EGIM.E#>Q M^)MN|FA=)$7_@_/DQIUIMPA^S@XWU=L4]3_@9;C5:Z(PX=(4:!.[IPL/OU
M4]],>-&O;^9AD@/Z4?(3C|B5.O*"K]"Q8E[?S(B93/@LS6;2&FFB M.+>PVLHM=!GE5DV4)*T,"<)N[3Y@'3Q#$Q4EF]IPG 1A2ZW="U ^;5LT]6SD M;:+&OY8?F!7P50/SK3+%AFEA#^FTFE?%=6T9X+5EEGC2C<]2WS=+O)N-S]+8 M:=;8]^_8TH
$>V6=7MJQ4AH>]S$/LX#$."#_^=F?I8%)S(2U=#9@K-%BQ6: M>^C* F%LW<2<-2HS,SE^Z(_'*-*Q6")W[;!Z[0,%L2T[*^./]RMK|U?2ZXC M9(MI;E||SJ;7,NF9W$[M&-8|3:]Q=;CD*!25',T,8>%/28X,S+%G>"/:+NN[R=S6%<. C^"U M^-L| 8YY^8IA^%6UU?
*BRO8RYK^SY:2,F1W,)]B*O^-.Y (<%".EG[7MI 7 MBZY|S^WE9^6&A"O/R]2KE2, "]Y>:*6B[2(J<6?-P MXHX64S<)A7Q|O?I5+VM6YOYR-GKUR1]HQ+[$F< 6L)"N!WC=KU/X:FT]L/,N M+'..48/!PLT-STHB$%&3;)-BB21N[&.$,G/.L:"V^50]3@C=
MIJ20Q3V[ETFS)JBBX<^/DVOOZ*++Y)'&X>"B[^ E8X"M^^/T*5CT,[MVQX MLMR-9 '8^*DS#]WWZ5|^I/47O1G;/O:C#YNGCF&6K[(!V!OCKY,(3-ONRY*) M09A)-F_RXB0^LP_"|2[[N:KU)57/_4KJRP4_UZ3|EVS[Q;9)67U+LCF;D]T' MLLO9G*R^S=V<>-PG/N|=J5
MEC7?X' 75T)JTIX)Y.(#BR+OWX,SV<1_I'.+R|1N@3I+$FPD.-X|02 @D!+9^$X]%8"MK3N57-_CZVC2;XDA8)'9FW()"%[3Y&0MC7$6A MEER"N-(#PE-(GA)Z1](].Y*X9ZI>0UWH#5>O+V?+Z9T_P"A;(MV4;P]C1D:9;@Z;V!9FPK^4!$IYGB4T<1G?
RT#TZ)C@%$Q^[OZ]5*1.=HHK.G M T^S1,<$HI/3TYJ(3NN(CM8FHF,!T,'Z.=SN!&V7H:MQ= M,E6.H+>O.WN39 KF!E)^S;V$.DDJRI39-A'3"E*A8&9X7ZU26SP'4M&8Y?T M4J'"$6L%"SH3]:B:5#1ER#Z>5&@@&:M]-9M'TW4=+P[+/Q."F"|Z;^|:Q9V.
MMYE$D4L1L0B/GJ6(534][B0Q[(2*M8F5(L0PMK)KV9RK,R$319O+<:=C'4 F ML%J0HA.9X$9F:DJ].IY,H%W<["O;[8E$)OC6KPX@$]C:(:>M,Y&)M/L7E7$F[:HMVM3RP7231DH$D9KT/1!'/3;_ZM*K67(0< M*B UR7V-C-)M5:X.HQ)];Y
5C(E(G)MV=221T)AJ9>PQ1Q.1X%:U.HQ(8'MO M4J[XH1)-*5='4@F#:592UHIWWFEX[HS5E6/UM]_(F=MT. M-R:.'1 X;ID@C.6T5^$[AN62S^2:|A6Z9;)+&D M7!J>,Y8M.S]CFB|8B)+W)&E-N46V|I! MN<5,FW['RK=N+R&;7|97Y;V,+W:U?LCOTP?[<9%HV#D-
G)@:GBFUM+63TZK] MY.%4J[E>9!FR5;"5"-R"@:XHHI772^2HKBI&>_<"#=NJ+6IF5O3<6= [KRL& M;HLWB[L65W@+![|]!N|&F]-9>UER@S2%_>;#W]9XX#W:4/WI&YSPJS7?IA, M3UK]Q'D$[K2(MO|DPR0:(A2?+E!UV#B?M3|GP8K)/;D7CX'K?+MPQC#=]|[T
MA_,2(E=[^'H#MBYS/#YFF=8!JXP1,<+N(PQA[Q< C@!'P90<7J8B M3 *D"G_Q5%U3E)%N#1U;T4:R[!B/MB[)0'2DH6JYVK_,WH"5ID=J?H4$!:[W M+^^<0=XYOKI|]83 MCW/+@.!9S#L4JZ]$&<%]M:"01UCM.E9K%-@.QZK,>KO768R2!ZQV2"B+@U$> MW$$W0&
(B)R*&P"#&J:N3 ;.*0+&$./W+[AP1+ M*2GAX6/UREL!*,C4'49AW.;4!$>_=DH;.,J53AC M(%FA %1.@-,=+N!PX-%$6,PQ"F_]?/UQ]G Q),_9$|E|4'@GX|J#UXGY@3MTO>^P =YW#V8[BG,$)@Y|]-V/|"8P|AP*HT6_T(8860Y M_GW."F;TA8_);P7W/POO.["-692&
(KJY@8=Q=.(/#Z;VZ IIQ*,W@],+)T(< M|KB8,YRZ:[D-R"5#(8YK[[,$"&1YSNQ%<(;#8.$N7QJNUK,VI^3WR85WA6<& M?,8CDZ4(**UC0 X =.=PG]';.KPHQ?VZ3(2$Z8,I!%V]'$1!V#"!^[/H1NR MS1XNGA=Q;+DP:N| M$B%-*8F1L 2"R+8B/<6)
M3_T7%TEOP+X'R@($ V@N"")PS6_RX[+9K0 R|P/_*+C9QG=ZHTR$#^$!EM_KYB5,@L= OMD+SCT'.GN*?N3@535(I. M<4|=C JF]!Z+L^':BT'B8F|66"9?G':S09KW*C5)UHF|F7W$O8"UBWVL1.-I MZ"|3@0K2*4U2&|M@?
=U3JE@"]RIKO8%ABH:2+6&"*7RH_AUD<|E/A:P_MG801GJ5^6O_+=V7[?O:<1V;4N[B:.F'HC3W8?8:ML!,*]<,!6D$N8]|F0:/_MX!I6"=?(O1U_6F!ARX2-?_(#X/!49:DQL"I%A7IYF[9=PUR5(T7GH[0Z-_CN M#=TX&5T4GM=2TT74Z.9NP&8^2|
<(TY04"PZCOQO6$8>QSHQM$)^TM XBE|R1 MZS//3/G,CX002#PPB"&(%'WA8VS;?FV:]"-G&IND MYXXW8J]RIE,APK-C]EWX*EM?)YWMT@(]CX6 "AX]]]CF_SE;)1:XQ/9*CQ,4#+6H,5B$++EE6(O+_"U*KI;!,,)7%#A;NK,.B$3W;SP/^.KIG$ M43CQIR,4^ITH=6LI<
=F"R 1SZZ+<.WC]J)<'|4NQ_2A*^/7L_/"+@7S%[F) M;[)@+(@F5U1#|G?GI_>|>$X1<[]X#(>!QU2OK5&W"A;&S|:'_U>B&GE!3#XW MK#6)(S'9NWF*R-@#MR+HRR]8&1QTRH?)6>+CGOU9HIO%F^C,EH<1+P-_5H@| M.?*6>HLG!=GLV-
3+9W|QBPXC:.K:EH,:"QA7]&S/"=S#)=KZ EP-UP$XO]IB M9))X %| WC&7E$3@41A]X|U1PTZW&>XW4E_<5&>. X,(4AGA%]0@_>B%;QZ? ?X[KZ]RA]S^EBA^WPASKDF^'N3#U?|0> MZCS",YSZ+*(D#C1X)?O(PAMF0G"!X,YP5/*05V?V%F6CM0.+?Y74S||;WQ47
M|L9N;58GS)H]M|(LO1-9H&TS[)UTZ6,?Y.TXO?5AK@ /ZJ:1E4N.6L4VFUP- MJ|!TMFRTZA[;XO:5[+)45+L2%115,Z?PXY)[O[8.,CN,.PO|:1*|PNXAT,>E M/K%-+SD:QUO|ZZI2E4V6?1]F]!&E<_9Q8=NK*F,-&E&QL[&C1RRW,J=$:
[J.4TCSO*ZJZJE3D@2ENRBGVJ_;O6HT5*]ST:B%=?)U2UNTI-(U+H(L@S,OAW#HE|=4/:TT1@ MU#E@++CT*D3D"I>NQP5]|Y9^A/UB|Q+ROWI0% QIV|%O&#Q8G=%5$&-&!=NA M..1?*KS*!;6O*C8W+?>1,OZ-91;?4!,K@MAEW*17(AN?R[707[H-/X6OSRO9
MCL|E@S2KR_E+[@N[E9'UF LW,?W#56*F_SQ+-H[WX=/,+8/O'@O>GJT|Z930 MG0/V2P.9V//:P&>.YOZO:>RT8_!D_VSV(5 MF^_@T/":S$8L5.+.#Z/ C;PXI/U7=^:.O2A$F|?4QT#W;&UF59-C*,&QN*/+ M*/T07[59LOGK]7?[_Y|MN]TQ:1^YFSL?*D+ZC M2|4V
Z.YT|#X,3[*=6:"JTMV*/C=B8836//&]VZ =5]OQ^S+7"NBAHU+|HV(ML'/I2?QWN-K[#;MYLC6(J-11X2&#F<)6ISTUL79_[#I-_3[68"=)MAV5#K M3 JEO)WTANW2BDB'']M& M7I.0S4-F'I,)2@$P=UCN/-YF!_[M1)B9 3T+7#S I(>G>&WI| '1?(BH0UC M]K|/=5$*W)
(/B'T1KPVFP4;,V1AMH'@Q'3$LCMA=>W:^NJ M/?.<8]7SCU58!@ 4UF107YZV]^7A3N4T2U(Y;U@.|X/S<[=::>:IE696K;SY MW.VJ%ZKN6R8[:W&-L9@"1%?8,],MQX#|S+N,P/L94&":0@A[GS.?3 ME]0Q&D9.M(A|D&_'+EQ&T&;7GHIE>9&=73U|O?_O]
(M'%S@8^QYUU#!I@10* M;_X:"|7^ M8V"M_N;6NT2O>]O6<14.2^%%/E(DV+- N.O6C+G?Q'F7W54DH MZB/U=4TK94YZW[*+/:GZ.=$^M7N?=C>N.J5'E,U;$R"[MMY/[5WZR:V?VKOT MHSH_[6E_=7"? [YW)U:V#X#&_O6>QX9]+=8OX=A-:=V^G ZD,K#4NFTC.!&
<_MJH13N>7188>]7E=^/=)/60TYU;O?)*$EF1+C^_P2!Y]Z;DG=^HJL'W;R?ZUN M^0V5JCULW<4BL#()ZY@%"W_;:N7;-'DM/T[BA9(0D|LHP>=]:M+9,)OE)3%I M&&B5#;:OQ(-UV!7;W=7K9!05+GR|G5IOF|NAO>:](0CMN1G;0D+VE5T|Q"A| MZ%58#PO1)4SHH[O
&7Z.+5!?5*CBC+WF(V(K>VT;%]W2H:48&]U23*4V[JEC MKZ.<,E9;9<#ZN=2IC4]YYSFEM'5XA:0Z>8Z2RW...VW*.WTOMP$)T??VT?=" MY%W)%)-M2DO2U=RR PW=4J+U)]%Z95M=L|HO4:TOHM&082 6|@D6,0:P/.% MY, 4QC;_U:'$'R0R2J3Q70(0]F+XPU.
M@A64SQS'K;)%<=XLD2/C3"%Z;H) E75>;+.^-"ITM^^X3[.AU$ $K3PBV)H. MF-4:1[J-P"]L!84(CXW% VK$'E&?8EI]]=3'D,Z.^E#[W8Z-ZHC]!2ZIX#W/ MX0K&M>#G'A:GF_IA"/|(@I>Q'V"%(C+"%##"',0RKU@]B)O9]> MY@EKC-2047>T%%GY<.;J+)EEN#3+'
GQ#4E!(8R3R:;#)IMM=R2'W*MDL.%' M92K!8%,&>=2VD|=.JU-GALYBI"AKS2F;%.E B@Z/W"-2Q+OUI@Q29)PI*>JD M(<##I#@WC%AI+1_KL@J/OL]ZR&*01N0]8P64N%R*B[UTSLM 4% TW-5B|Z B M/3]OV,G*2XK'YW,'J#?2LR;]>R)$*S8TH4T2#KH5,%C"
[VDT(.B0&'ZF1 MUT/R"@C*IG2F@C+AM[C*SAGM,W>XG(CV<6<"X(_V[7#G=)KV=<1(@'V]XLJU MK-L%=M$]+|6_UO2,U"KWT84[%S"SW&48NE&X/(;+]!1RB;5*@>YD9> Z,J (MLC?X"&8#GCFTR9K!C51VF#6C7N*/Z7HDHW,DHY<8,7 0)HJ(Y>?]NSLSR-8: M1G
LX3*QX2_%%M2-@$,M"UNX6"U2GP4|+5M)I!)H<$"<.F(S8&8DLA)49B5@ M^WLYPCX[V"TM-^?.M'L#DVP!9 O@T!:P%;_KI-_"|J+9D)7S C!I_-SH>%5H M_(<0K7/UJ9T9+FM1W@^B02]H85GK.VGH[=?0
M#Y/%L+MX318:#LA,1]1PC.]/2BJF/4@7$9S[G[$_WQ^SGJC^W,7FPK.G_24 M]HFZY=<6KF'O^.O+TMBBJRF"L%E.N$CLF:5W*!6|@M*T"!2.^]T<:?S@#^YE M6CZPX[HW6|"VW,:$UI|5%/9W>.JZZ(A>V/D|QI9QI7D$/! MY>VID&M;?#O^XD:WZ?Y^ANV]6MO=XJF-
-E73I#B9]]Q%|M;TS(,1?4RZI4W5 M,RETAK;ZC.# M72$J8S8C6.[P6Q(%:DSWWT1#C3+9N>;:=43+3|R%@C.?3V$^CU,7BV(F#4S? MH)K_5A@'_C.#6VPF2LT_BQ3)O- %VE|BN]5./:1O|!W,JO/"7:[3L37G+8M M/)C"*K66;+%TY]DOCV!K9H=TRS+PU))
(G?))24ON3E'+3(';8^5&.Z/;S[&KM7=4R[1,=USPPR&(^[>ZPNW*TWM=FM[KX')FZ199|+[D$]P6=1.^F#?JC5_BC[S9",[Q MO:+U31TN4[SPP2^/P;NE?AN_?./=6?5|,R3O?CAQ1XNI>SO.5)'"[N.>|^A- MOI/_RVAA6X[2Y@: X/C8*%VZMPM:4=LRSM.V>%Y7A.7-:>
MR65QBQB$AEY5;PP8G$5"Y#[/_<_)7M;[-@F!.P__@:__K1';I(#.)KILJBH$B*QGX$?U$%)W!QY-C'REZA|.:O M@C<3HHF_@'6.PK?O-Z&P]21>T4FD$$" X"HS_SF;8;=GCKST'V?_N5#VKO; MF[$]8S_ZL/D".+3,=<7WQ5]_^.&-HLE[P^Y+FHF4,?%C)"^.OY7[<_;OLI|;
M$F!"S?U*ZLNYGV][E&SV%=D]]*CMGUNF6=:D#%W9^:@#?3^Y,/<@%U$,")Z" M?_:G.J9;^_2U2ZZ_F(I)O;N+>#O,R81.!'0RW_['E#8[W 4BR#;#*_^5/DF MC[_);'DN8T)SLU2V^.U2.2*^([SXDPM;Y$R9HA%& MP(.9RK(GY^;NM26PI#0?).Y %LCXL+D7$
7OX|R+:1GB^>+D1]=)._)O2]& M;R"+]F6UGWU1_&;])+MNM&)E!E$SLM7P*HWL[0@-3WO-99], R4_V];BU1'M MW-9^SL^UEGZY$+?RNX43.29R?!PY/@2'!=R.3;5C[@@1SA>DA|[$1TNUY)1"(%R/@*;I+*I9P_FXVX'1Y6CBK&! M&'(VQ_S@MP!)?M81?
K=+SLBIKL<@>U^83545E -->4.=/@I.^:F)+[13@0W MP5&.1#"6:! -K>$ZAMWA.]Q/L'6,<=FD4'#2+H7$$X]]35*4*>[K;GL(?=&V M<::/;KL|:K),:'|XD8Y^H?@C",W$+[O MI|(G):M*N^*^.8_T]*.X0K'|X83*-*') 8]+F+'E#C9V* %!=49V=8|@E)A$ MU|I[WX3^6_3>
[RBCK")XF"SGX7' M9!M?>'3AGT,|J9'@/#G>+,R3?4+!&XO"HQ/"ASZFS[B"|]WQIBSYQ?WNC=!K M*@I>A(]_QM9N4^^;.WV!D;#NF1_A7P "B^$D?> /;SIEW[9P!J^Z8[ZPC|F M[HR-"$,,H,,7S5QX*>!9EA3G7D<9^Z3P_Z1K@(F,V41]3
ZFK#=P)/L/)NS^],&)C_;$P7,"NSN)H$]AT_.MP|;R8 MQA- 3R<^"COC#9TP8ME-XP7&|PNPPK$7Q2E0+_&3I^[L*9JP%*O(B1:1'[QL M^$F%.:#&'R7SN/*? 8$O[**;'T(!EL%^|<.#9V1]K"*;X^](EO0CS]3.;X:&$ M$>RO^^2Y87_SGN %3(J..;'J^ M'9*/)B:8SM4PTLPVN)]
ID="GMRU5>:I:YE_/45LU?>RK[4,R@PGVZ87&VOL M#*.%^MEHH?@X8#NF|*|E;#. ;0(WNR .6&;0*;CI2LV;;N.F&[LW702:%|[C M=A93(&*,].32="0UPS5^A#=FO #*[;": $B%&:D'XAMZC!T!;|E_THH%K+C< M06FC/V#8!K^#*7W#'RZ)/WLKNZY#]HXG=X:,QTUI-
EQK1CN3RHS 3A(VQQ[W MF%1QA"?B/W-8;C|+3^$0N:00=2TF|M"C*WYT0AR-M*M MH6,KVDB6'>/1UB79TBUI]%]N]B|%PT.27TV"E=;]Y%X|PLW[=L'L=^^=Z0_G M)4058OU(X3Q?[?WK;=NZ.>/Q,9MC'; W,8Y&2+C8_7|/3-|-%E*L(D M0+;SE_TG9&(3:"2)*.
<@QYI%X2_OG$'>Z1>Y;Y4#-V.^B|"5K7[,/;)_%BLI M<>T$*%ACY9'[B1/D%8W /E&O95WX$)^U64OB^O+KEYLOO]T+=]=?A?N_77Z] MSNC%9=2^>#WE7YW0&U[.1A|]I#FC;;4OE,Q|MPD_|>(.+XU1F+73>909HF+ M4##%-
BX;@8HPR%H@"$5,I'F>+Z)E_R8F)N"^,JED%.^LX"8[C_H=B#=8WB(9 MF^AX_QT*&YGA+*:6I0?BP%4E:*93X^]>X)&@U,Y0.,H7B|2DE$8L'"FOBVB(MH.8.W7FT-J584ELKKU'JEA]"L3*FXS;4][#UOFTIA>M[&'U)+5I|8]OGNJF7
M4I3#ZML%RWNAQ8UV3/L"*V;+YW]L"R, *I9VG[9GZWM>ET* M [GMF;D;4/*YB&6V]P? I4QUCFFGA59Z"S2Z=G6I@3P2S*K]O5BF'"1.P] M?47GYL2WQY/%5N#32BQS'.A1+/*+QU"-RAKAL;:3.^;#_7Q,I6
MMHX/KZ%9M<=0<7PYBD5!|7@Y]NLX4<;M4'L#2Q4M>9L#DB!*$#VA<'T9$,7L M#|,4M.:+Y90V$YK=+HA*<* J|QT64-D*$K<5C#?SI% WM7E+K(T2+]=7=Y[L" MO1&[F>5?2@:5NONJQ(5]|:I|@MW.;>^P=FP/_I>-0[N&X=%+[CW2@=37TTKY M_H]%(2 UA $L#
[?X5ETA($],: WA &L>]>IM8'@_+AH';F|C9<2HSSXANQ1 M>RJ](59O8,A9H-=*D^$'!?%H2[M0B3-3Y"VA(-1M"4G5O#A6M;>%BE|R)_KIY=5WR4%^IS?>QI'X_7-['ZAVAE5[(!91"!2YDUGQ&MX)N!:>^U|IO!9;_M-
S1M+FY%HGPF[XHV5]5)3#5'/+^NB_U&;RHE:I'T8#3C^[,?_9F%'+:@7/N M#?[!_H$5#F!6SI.[$9<>IH'IY^R[V7!68IW8Y9/FQX MNXC"R)GA!AW)D3!D2%=%3'[-B[:JLD5?#(6]'R4Z8R**6=<@O3C:@,_M2G8AG$@]/)=!T20]@]+BRT$U)BHM@Z+)5 :%(,IU&11-
H3(HE,!-"=P'I&U] M*B5P|Y.[VU "MZ91 C<_(&@H@5O3*8&;[Z")YB=(6|+!*-]2,J*-9+M%0O>^ M;&SAT<5VK]PAX7#9V&=V?/5"2N_N5.(<1^G=2>>NXC]]$2=XFZV,>*)45DIE MY3;!^^@K:<8IWN:V-LAT+^A><&=7KN%>6'&2MZT6=)%0DG/(*BT21O7>8SR;M-
;'MW@<_+$46T M%_0J)P?]IT?N;/(|ZFQSW-KG)'=|X+#KX, F?VQ'X7YE(^I3=H3]U2XL%5|F LI%|Y!-:*]+!4F3E TEJ/*%DCSY9,TJTAE!R)FP=??.!-V1_9WY_MA@]D|.DW[FC]"U&8NF&8B@%.&"Z>8-J"$PG/3O#-C80Y_/C8/*F6 M7;QR) 15:41"P. |,QO-
3C)"RT!8$O57&P&AT1NH4L&R (2$:I&POSUF%4@P M06')28_DCM>W(+DFXVF)6;L_CML(PWFSV:)WT9M%_J:*3YR[4@=,$@&0,7!> MCOZ]"".|'KFWPX+;0;RZ];!KSM%R).[L7-S1X;?+H7+!T4?GB,WOAUONQ]%?8T&|S5]HB2WAT|?#)C:Z7AKH=QD*$5Y M6,9]!
[HB2EHV-8(U49 '1>&41Z@U#@00Y.SV<#- 8K2'BD3E+:$2O$?5(K_M-&E]DYS%R|RKCMK:FLI'Y;]6L@^<|.FFRODO4X]R59<-K9T%_+,?CEE,7BW%"KC%^%C|(IY][XIRDJWAHZM:"-9=HQ'6Y=D2[>DH6]YVK|4 M&<34M5]E7VZQI/*:54(%29-
L][=EOORRL6]9$7Z3(%TYX>33U/]QOYC/ITGT MS$I/_RV1I?.F.;!2;FCRRC]$!_M A6;P|.C8.'V!E>W M7^YO/]]|O'RX_BC;VR|9!&R<8Z%5W@|G[F@Q=6_'^];+HH1R%FV]7MTOKP"[MMC_P_CS$)#090/-A$T,Y (X_|F8CF.![16,VBO]#=AC4UG=*|&:Q@147'+A3
M!]V(&*@#NRJ,85M#$2T5TP4R$2&$!7ECX!.S"*MP7;!1R,2^>]&+X(S'+OP=MQD43]$'.F W5B<-[X3|L(@MC@]8?CD7!'->1 M8,7%-EDNG,?4F8?N^_0O'U*RY|W8KK(??=A|')]>7C%3=O+QUQ]^>*-H@M)(M7XHEDH2/)&].ON[#5^^RGQMRW[#-
W*^DOIS[^;9'R5+?DK1"C]K^N:X5>U+[M)K5]TP|T4AZ8]I>C2 Q=K'''D[4)+V3YV9AM6;IZODM7-I9>;A -<,]F],*; MI(2D,'>|DLDA,C0.65(U/< MW %LOKA1<6<-QUXT?*;5U(9/%YO7O45(D^]>B96<9$D M4=<+%NP@_!/^.:@$>3+^Y=[E$3)*JO^:0W&YO:
(DRRT(W)^PB-11!3>R&^% MK3I#.W(*:A"F<-<>><--R0;T[B]]4MF?Q|RI*4?Y*@^+#26"CPB+|G?A!_:0+7:G(E4]?;$M3HSR[0&2,|!/"0>./"SI5L.R(@5;&X.+7|*_;5 MC;PXR1Y-7E'@.N$B>!%8/1:26/)RG#QY_O5OMV.'Y)=8_77BTOB.FBBFBX: M=GN,0,3':I=
<"H!NC_]BD/#"W:%O$5[*.W2S/47.N.:75VL-S(21]]T;N;-1 MB(U>@-=%R4[&V9)S+1E"#R=KNZQ E2#0+LWT&Q1M:@|/"|PT/:4I:T$ M!Y8$.+!$G;/")LT'"S><'|]U>/'@SC"XTGN>!_[W)&(RP)9%&!?IS0#%8S<(MV-_1G'7V(L8.#3W>RINUG?R:;.3-
[&.RC;%1L/C5Q@HLLBY...9"DC):!L)] M5?8J4:CT!H8DZD;-]FI"PE%Z?)5(4'L#2Q)5HV#-$Q(U*.V+%MLY(?(RMC^E M@A7_*MQ1IK<=1+WRN)6K>)>O MUS;Y)E8:1[|NHB]^]$^716D5I^H:2)F*+HDRR+98G](2W4X1 >EHHFJ6C!6 MD,#06+1+=6# (@:2)6IVS6
@B82G"=)BRZN4L)::O"=O7%;[>GO2E96^9A;+ MVMWV)%OOJXI=/ ?W5&[0F 3_1GY;*AG%A1R3@I]"D)=]>9AX: ^? SMCIG%6 M5R MI;@6;P^Z#?#+?R]F,2?]X443X|[^[JJOW79]V)Y*)*JY|X
MCZ&/18:V_B230]O0H8E/%^H]73C>LK4_#Z_;HH.PH>N6K%L8Y9_|?!*L|/OD M7CP&KO/MPAG#:M|[TQ_.2XB 7Z_Z $3OU2&|WK^MNS0>'[-+U@&;%%^V$1H" M&8;>+X#2!S@*IN3P,A5A$]#8^9?]1V7"'66|"5L H<0*M_27=|X@#P:'EN!Y M=(;?G@(?
IG.1;.28_>]#^3C.K|VC2'T!_U>P1(W[A%;>K^[<#[JRJHH34XY M&BNO!H^54X/GZ_7=[=>'RU|_7POWU[^Q^CM[R^KD5K6)'Y[W3]57M!C/JY7> M^5-O^!+_F;=6*^^]5G:MVQ'"=X&+AXD+X'^&-[_|-_"H>'=" :O[/K(6EOZ,
MU;QY=J.)/|*KXB&5GCE3Y&WQ'L8|RY^[>!FQ]$[ZE$<7_^DZPPD+V(;'K ;Y MX[$W=(5Y@!]%GAOV!9A+Z.8]!V?C/#T%[A.KT(-U>%8O?WP1GES_*7#F$V3[M.-@1XRE%[($;W|(S,-8_GMI[X3*:.K,(QE_BR8W:X;*C:^6-8-@49X_I8?BP,8?1>L MKUX W+'%P1/^YL-D8-
Q15^<XWYTI M7'B4'"'O"L8S4BA01LT]P)HA5(L4[U[1(Z25KCF]Z7VYO> MV[YP&Z/M+M[O%P$^%IAX]K28PH&).^("TKA-*XFGCM>>^!'=^B%2)-^=[[! M|;[I7=U^_+WW%M&7S(GA5|"/|EQF^ *B!]LT15/0B<-<> M|1I8AY6^XQEHLO)?.TJD,>H]2/@
JY|2R^18/(P%R2[@WK]LU ^#K^>@$RV8QU_#5CXF+!,29OORY04]!'+&OGIUO M^#D,]1#6&"[->WXZ|NX&_A?@+%)CF M|,&_6D-I'@NV|UBPG67!>/T>W:G_(]W$>#D3!ZF]BR7CADX8,8H,JTVJN*WV M.V[Y.(>C9[QC,1_%-,D7+N^O!,62X '_67@8T
27_C)V1^$>WF/_#R< XOX' M^PVK_78AF4+O|OZ/]!]B3^BEF%L*'[#(,%S$#]23_>3-@.YA1^KV,/X:2QY+*39AIR=W) 2&%=^8P%T]]@]X M?EZ)Q%=V8%F+&60-*>P'5>QIW:L.@TZQ"1W3I-WFIM74EEBPV!AS8C.I;1;8 M[E08.VB%G0D?
T=0]N9DI%RP<'V)+O8$]V:(E%2TL=L@)E!=%M/=U= W.X1KL MBZGSP^AV_)OOC|++V>C>#;Y[0S>|]Z?% Z=LS!F"BZ&K!?-">;X8A50TNC[G M=GV6ND/L.OCLATEF6*ZF[HG+ M/5ZN4N$:6*9HZ$7[6K>!?1!P5*L^243K#6Q=M*6BG>C:@*3#+ 2$MWUX*X5U
M8^*(+8NF7C!#F5AW =;-(FB(RJ.+?1&YBF]!0M*]L*YR|%8*X[:2$F:DD-=%N4)-*Z.XD;K3]>K0+O-D1+.SN_/>'M8+R5PKLUX-V* M*!N| *V+O#M.0"7&??*%]"B 4)?0:62*!C>V)V+*FMH@[73)Z U4T-5Y4 M(>+;_,&M%+YM
L521;MH>43BVP7X]BU6@"'V??)]]"@^395F1;F3EAOBV^7@K0R^+4N]@:**DL]+@-B&%/0#V75:EN,!Z[$< M]V[OV^^#LCLY3"K)+TE?.*GD|.5SOA=.+|6O:15%Z>FRW!M8F@%2?'NZ,)^. M#$[S*>EBG]W%UFL+H]1ES"BS9-&TLJDT=-6YS! E@D $H0H-0.T-=
.M%EG3 M'5&"'-4DG40R7;N^(C8GTIRV_[U:,VCBU:,(:A MT@5|&ICTBH+&=1FS:T6]2Y&^= FZ>@GJBX"7]=Y $U6EB^XA*GY#EZ$OY6F?2H2"V67C&R@T;,:^ M[CP;O.D]=/8J9-+DMER%$E4V14;M]8KG;@;%+-Q7/%:-WCV9G%7RD_NZ;W% M*'-
&KRK#3U$PG5J3NEA|M).P^7]_L119^=#^TVF,I#;O-^1U5"O]F?EVK/56 MV;6X-).>Q]^5=[*'GK@SG!#CTZVEE7%P%7/<3-',::745@/I29#A5(|F.D%T MXA ZL2>$N4Q=74/WJB0:1C:LF2A']T3B=Y$#&P+_'7G?!^S$$7G>;.$D1Y[Y M! :F[WIV@B=OECHH;#W
|]UN(^<*_NAQ_>*)]D-VGMA|E92ZN?.(]PLHMH^T|RTZ[?0]+@ MG#Y=J.KFAJS_.0E6 NF3>_$8N,ZW"V<,TWWO3'|X+R$>Z?K9P,&|VL77&[!U MF>/Q,<.H&.]FY/ R%6$2(-W]BZ?]F]*,=&OHV(HV
MDF7'>+1U2;9T2Q]]EJO]R|2N3$A1_+%PA21[%H%.X0SRSO'535HV'[#L"Z6W MXVL3OA:2K]S19;3|6.UMNXU6@=O(",#]^C":" :A^S[]RX>4^'@SMH_L M1Q^2-R9W#B'VBB2R-|9?)^BSI;ZDV C 1*=,7IQ@LP_8?)?]7+7[IF+D?B7U MY8*?V[I9Z!?;)B6;?
44K]]CMGQL%E[=U4E9?-^SZ)E4H0NB_=P]]8],$;MH M874BX"Y:^$_7"81K^/=(^.@.W>=-'XA%(%46!4527C.*(XWH!VU=0CUX53G0I=V8]ED)5P_7/NSL(R=^8P,;1=^_?E]F9C@Y]/G#HD M,+1UKSI0@RDTH2[Z2B^C]0,7^C3C-
,@-9$D60;WF%;2%5!V"=KNA74::@H+E MXFU55(M&TE!9^!R9:!'"<907-=:^*)]"^#;V%%4[7KK_#O=+MZVI0%"?3ZG M7:.#T.X-+%O4K9;S:0))%2Q/Q3P(4Q)E]6;]T$66]^ |SX|U IPAO/=4Z3F: MXZER;V!]HI63<,X;Q3N?P]Y31]1$A]=B$6E3M(CA=0TDI3
|M3=@S02(WYU> M;VKBNS/O)W&|0_&]I]3"|1Q/ZPT,2=0U_DG>^1SVGC:L97(|G?7!5@W^!1[B M>(5 4@K',X#C:<5+51+'R|E(FCC!%";@$L|[%.%[VKP>S_/,WD"W1%4KV(R0 M>%Z%A[TG/ZI,GF(,&T68507I:$9O8-JR:&@M M*@E??
_<'NG3G>.GJ"Y;23)2R#5'1LYR4KF%YZ45T6<_ULI8B[E]I@:[HHFIE M$Y/.|I;FY_M;M:7[|SRL6+V'3N?E5]AWGF.:3?FB2):KBK74;.PB+RG8KU)38S M:2YEM^C6==!V1#NGK]&V+L1D8R>4OD)I)O>B^N[9NH'6=EG-IMLWCUMR%^^L
MWU99R^N.AWQ;526!Z&9O8(]JQG]ADS:?]2'MJ%M,HUYI/WKS34']Z@C22#N0 M$UD%)QRBKH[4.SM>6 M.*E"+E1>N[?6SD$*-FX5DIZM"G4GI6ZMU*V5NK6VY%74K96ZM7;9]5?.);&G M"LW1YA=#PO8BIJA8-=?3)HAV#:)[:JN4:*HPY-[5D3#Y+]8-J6 =1_9901Z
M&ECRTM)$@[,DL':*1-2LM1"^]]3|.%ZXP.P"S19-F_|RO^=SVGM*"93)IS7@ MTX9H6_S7^#Y,[R20E,GRL.JEKHB69!#+HV:MM<)[3U+_|1P/ZT!*HFUS6T_E M#_^[/A^Z@?4'=:!H_$=X$L,K!))2&)[5&VBZ*%LUFRVZR.^H66M!?.])5CV>
MX]F]@6Z(&K4GY^BP]P1KELCQ3(F5KK?]+EU/'*][D)3!|4P9.)XLZCE5T8GC M%>1XU*RU,,+WM*HZFN>9"O |7515,FMR<]CVG]2],GF>RGB>9-=LMR*>5S5(M2N%Y&N-Y2DX8/?&|@CR/FK46@W=544*FSI]UFBK_%.]|#KN^>!N3U8"P-/Y/ MG_A=(8R4PN],H
V*:-7MX^|BOZ-FK870757;/Y[#K"ULQ M;=:LM?:X!.)W58.D#'YG24P6MDRNHU:X9G/4K)7*8!]PF:L*TK'DWL#4=5%1 MJ$LDU9ZG2[=QZ>H+EK(4+#@BB5*.F$W7L+ST(KJLYWI92Q%WU=X 6+$HMZ|^ M5YW-
6FV]0;]'"=WQL,Z:|]A9ZSGFB]I5Q5I:6F|@2Z*I|4[=6ZM9*W5]I*=T> EA5S+.%O2L, M7;2M+-UKG1V +.9DA"OIQNE2?8'G%L:E&"!-=^$.DL6<+BMWE[44_0 S8B5% M5*1L1.19WM+&"^3R/(S:ME+;5K+V+%=0]"&F+F427LINVVK'^>UV3N9+|_TO
M":8M@6DF#:/ZO]VV#%*(J,G9V)KF<4N>XYVEW*AOZY'"?57Y(#9&]HF:P:W; MM1-G?5Y]6]7FVX-0WU;NW4#4MY4Z2)[&%:OR!]D])E&HHBYG(SLXMW(UWBZ2 M;EW7;YV|)P2P3$5/PY]SE]B:=!&YZMN*AX&H|&8+)SF-S"<']7;]-[:S&+]4 MU]SU^*<<,YL$)IK"?
O-A[H<>:V,9N%/8E>]NTNPUN71K/TS@(JU^XCR"'+2(MMO]DVU)KU.D5G-.G"RP'M;XAZW].@A6NGMR+Q|!UOETX8YCN>V?ZPWD)$6'K M)P"'|&H77V_UF6.Q|FQNM^.ET_$N|,=>A$['3X'_G&1)AP_^NKS__^=>H/OZUQ +TG MN, 8Y@CX8.'&K&J=T*1#-]]
[P'R%>>"&2!A&PIN_"MX, MOO,7,,=1^/;]/D*8;)F<1U&Y:)=MV7U358[VR];-O];E?U6XG[32EXVR.F|; M2K'.U*V;E+EWT]L87OOH#+|]!3X0X(N$3HS9_W8;A63]| ?DJ$9U=@T^3'G8 MTIC[+--,Z?"E;Y91,,HLM@B42]|PTN1%*WRG=AG_SV+;59IF^O89J4RRDA4
MMM!9H#3M,1EZFRWG9#RVV[IY^O*[8_7<;?1F2-O*?.S"D7V^P-+%6TY(+5%.EVT>WJRNW:XRL| MY7996*O4%#5-;^_UXE[,;WZ"YS"])%V+@5)1^SK?A/.3ZVY1NW)B/0]:.V]! MH/GJ1]'>GE/-M_QP4U8 5PTC:RVL2UXOA#|:A8YNH*8$E(QY(HZY!@2Y@F) MJIE-
S";$M!LQ>UJH'(|8N3SYC8_P'%;O2*"BT: MDH)%ZS0I[S5Q)FA|)&:LBD=&0,!Y>5#42 #H&F#,1H(S>O9F7A@%+!%*<'_.W5FXHP)(MR^]IY1%'3*!*-OAR-KK'>+WV"K-U -43>R(0NMBT4BIL-3(,"^=DZ5 MH-D&-
"NBJA9LT$"0:@6D]EA(*X&4++'VV6].:X,G2)&@4R]N;S#-P VC5*PA MJ>9(J2;=R*/OI]P;R JHK3DMK$F"(793G01S,G(5;("FBYI1L/D.P:<5|-DC MK9P,'_31*:*N9EN9|H0>$DSJA>A'=QX :.+("V:&>?9A0K,W M,-1L6)*<10RA=2"N#2 EQ*%M><@DG. XGK##O531 M_
3/810= @>CSDN^CH.W2;0N(V3KBS_STPJ^QQK[%8GQJQS+"LG@)&95'*55 M"H!E!+"LD+#>110=$IA5"HI8[SHYQQ3!$XJX%U::G^ YC#HOB1%+>@EOXG2_MMZSULA56?+WQ:O^QL<__@]O|]V27BU]O |N8&3*9V8A; MU>7JK@'59F^@BQ;GSDZ"5NF.|AJ@9?
4&MJAS#BT2BNK%[V^.-Q, MZ&##2W] M,@*|O471 M9R7Q"/, #431BQ %|/@8)6+=4:+^P(;GWF(%M)=L1 HG-YCX036.IC(!I (;D*A>)O|(.DV@V.*! M+Q-)&I BKL53$BB:,:+ #&'R"R^<,&G"'P,V'Z/SDA]*%A]"O+0N7-OKC;V] M'7^$G2VD6NID(R$>U$1@=KDP-
LA"TC(LE1HKAB%F]Q>'_N6FS3AC9?Q7@4 C/S%X]1=-N)M:Q/I_"T[MHET&?O# M"46K/NUNT^E]3+=I0[5 M3K+L>?>+,1 M_.N]HO5-':A3#/+!+X_!NZ6 %[^>'K[UX7@Y/%77%&6D6T/'5K21+#O&HZU+ MLJ5;TE"U7.U?"I:OR$[I-
58/6TA")#2%S>]#ZG9Y'[A3UNCCPP]O%$U2(K+V MPV3ITNHGSB-9+2];%,K2/EJHX)P^7:CZYH:L_UGD(-3E04R"=!5S MY|F]> QF/YR7$"_C.H /X $I'[IYKI#%S:+PEW?. M(._P]]^DZF":4>$93.^O_G;]|8_/U|+-SW7^]NOUX^7"|4+K]|%.[_^/7^YN/-Y5?X=G-!&_PG:YV(
MQ8|PB-ZOG,%8"W'WW M]?KJYO+AYO8+]VCYZ [=YTC+V>_>C#YN.04;|21-D&Q5^O&$E? MBIE)8C5/WIQ|W8>OWN5|KO4ET|K]2NK+^3_9|BB];VA&H2=M_URQBSUI^YQT MFM,!];VHZ9W.B?3IL3EI?T_F;DZT7??U9Z=JQ:AO]7-2^[K! M&|;-
OJ[NW]<]_N*=,0[E#K,SPW(,J8G-H!:+H7F0!_%F!F]],XU%M"L_C.*_ M17[ZR3/,Z65KY%RW-P?W(TPVPIE?[$ S=_RQ@SLST$OG"Y?__M"R^VDIRZ7]A|OHT;]EO@A|F&73[[BUF")B?Y[S|FWG"2[F<0>.E>LAU,!UV! M5N?&?_7'|7_O8#+^Z-1-I6&'$|Q&G4"'8>TC:/*!-|?
K]NYW-PK|N3^%*SI+ MX!>X3@' M.)V7<^&B^?'P)D-=V1|%X9($8<)W_OSF;7NFXT8.;EYG@?^=_M,,5Q[;Q4'P.]_U+H#T2M*R#Y_H1Q-N|?@9"O/_"OGG,Q.V?+JFW8@O6?'+L-J|[YF)HG?7V?(2- M24G@E3|+HV#!8I]>L4^^NC/_^^[6TMW?'K83S&
(2N!5H]D7UUS]]D =R6F^< M6D%F:]83(7O5O%GL5[U'ASER@M1X(JS2IP4/F<+S?(&UP]X,7[DTV;[O2[TY MDG[79S9X'7"2MZ^[8E|PI.'RX>;+;VOA#34QQS)Y*+V*7D6OHE<5?%4QPW"< M)6#O)_7P]JKI?'XH_,/$%3["4[R,E)6SHH:S'@Y;T;:L!Q[2$PY;09'T!%W2
M|O,3#@T0C!U0M^-UJWF1!']-.3+!OYHD@QUI083D=B(YS;0Y!,V)GQX-.[=C MM,(5S|51>P-+%BTSVZ6(X$QP;A#.2V|3C%|W.!:'N-8;F+HNRH*&">,5XCQ M^^NK^^'$'2VF[LW-S2&(9[%$:U%$]_BA!W|M0-,U45?
I+M!=:%K*P2#'%]B;5!4]CKB;O8$MB9*D$Z()T9PANCS" M;?4&LJA(MFA8"@&=@%X+T%F|^F64HOKOSG3A%H>NS:!K(W2SK2T(N@3=2FAT M/H$NC%Y= O0"=DVM8+6M^K#;TCB/P^#Q9I07C-&%8*##UJ](LGU>|3^%R$9^
MM0Q=TH^1WC"FZ(_0'7WR@_6/Y0VB ?,=OA|M@A?7"=;(!#9O>EU"2K@0]DS3 MJ'N:"NC_4F:>."@L'O.41^)4DV.G]^4BC+R9*#S|+R7+T3 :QLNPK@77W#O> M5'CP?^S('E!R5]=THX J1/8M=33KBE/15>[C5 @4S81|Z%IO8&BB*LF$C,XB
MHS03K*Z#B"]KHL)OA!#!I<% A#ULZ-A^2(2>#]+G,**T!U$F(:IUB*K-+:Y; M)-N< SC*$V]L$F]:C)A27+4&]],P+5$WN774$@:.|'GFG+3<&YA%NX[PZM+D MSVNWE,MJ<-SQMWI,MR>?96&?I56S,]!0CO)9VG5/4R6?)?DL:1@-XVI8UWR6 M#V[P[,T6VZM7GHW
+4M5>RP/4<4TD*,4691:(*2?/3+J=5L..@A$MBCIA(SN M(J,TNYZ!*7^R)%H*V?5: Q=NW)8&.9D(/>7G(1OHG9)%0[$(56U!56VN2|,F M^>8@-+%2V3 MV_HF;7?NG;MKD](QB[LV9;EFGZ&I'N/:E)6ZIZF=MVLSFCJSR!&%WR[)MTG#
M:!@OP[KFV_SB!]%D[@3?,"ES)EPQ1DF.3EEM-C73U,FXW!I0U.OC- UT?XL] MV0 [C(SR#(FH,7614OAM@@DP85;'Z=I$1LB])3NXS3MWL"T1$OCMEXGH:HQ M'Z6MI13LZZ2^-:.G(M;'M.58CB'&U&UPE$=-T(=E**)B4.IW"Q%3BA_35@$#EB3]
M)K&4%F*@+#^FK0$,9%%2^_^0:]TC#_?V3'V8Z!TG'V9!'Z99LW/0UH_R8=9= M*M=0$/5^:)1H6^A7|? M>$M=@&>?Q&F0 Y3W2K6F9!SC %6DN]=IGK4#],%YGCNB|.DS^3]I& WC95C7 M4CA_70R_35QG)-Q-G3|=2N!4Y$:]FZ9$E0'; XI:O9NF9(,6KXN200F-P6.>
MS833]LKV;"G;)D@Q1,HB'M096M;DW%8T$G',1WGD!%U;DB+:%O]. M#4),->Y-Q4"B88@:]6!M(P;*[-FMMOFHI]UN[-O_F+,/*I=BT-HV%<#>N:>_-OSLO(G0F?7- PR+>I M--MZTU0E,BJW!A3U^C95]%:IHBQ1GM-4U4!+WJ6M%#O3?
ZH"O].3%7K#71;5$SB5:U!56T^3%4'0481+9WR=SL- MCO*H"?]O%)D0TT[$E.+#5$WT86]B*1$&6HB!LGR8[M4;&)9H*?Q';+;4BW?V M/DQ*T2SNPZRY_::IVD?Y,&MNOVEJTEG[,.|FOCOS?HK"Y?^1#Y.&T3!>AG7-MAWD_#V"^PO]SGN/Z:&GBE+E%7^PU)&=7Z
M,??0$)5H2.N04KOC4M- QU(H'8H04I]_06,Y4[)HMJ 0',&J;O>E9C#Y1=!YY^ MOK[+>I;>*=^E6G?=5ETZQG>IUMW@4Y?/VG=)Y65I& WC<%C7?)W1=LBQ+00 M,:6X-74;FZ<"U= (RW$0%EN30-=&I*H*OP[MUOJVSO[K$R]+%O-O6-?|FG]',O/D"O?
^(IH(U[,1^3=5]UG_I]F18;DUH*C7OVGJ M(!79HJF0)M]=9)1F_#.QMA_1;?X+]!$<.'-OVF:Q(8(/?O]FSG(L7H#F4A. M:T!3F_O2M$E|.0=PE";!6%(BP=C|.RT(,=6X+RT9,&#;HBKSWR61,'"X^S+G MI)7>P#+X%QQ:ZJ [>_>D1NY)[MV3EMH*]Z2EG;5[|FKB!%/
M"L*7Z[(04G# M.!@OP[KFH+R=N<+UU/WNSH0K?_84N&%(+DJUX8:8%I7T:P|HZG516@;VAA$M MC7|]CI#1N(O2,ED]'-&4*-VI-7#AQD5I6<2&"#VEIV!:=F]@**)L4F79U]"J M-A^F+9%|P-5$R6#_^X@A(S& M_9LVID*9AJBK%+Q>)5S>G(B7$!8 ?
ZO9TYF#%QM40]/.8.4MP80[JL*](.2 MXDY6,O6T:P^JZG)D6I+,')F:E:4V!(X.@:,|:H).+,4034K$:R-BRG!D6I** MSFRL(LJ_"XLP4)4CTY(T)E@H$O^|HZ6N/')DDB.SL"/S*'GA>_^A)>E'.3)K M;I%I208Y,LF12<-H&%?#F5WSXZJJH@EWKC.<1(&;:1-Z]":R4R!I8%5_/60A
M'5*EFNUM:DG|%UTD)+<:R;5ZRRT)_9^&*,O<>B (SN<)Y_+,XG;LXI=U;JM: M$L8[@7%>|JXM62(IA2#?:LB71OYEN3?0%-'BUR%&5Z$35Z&VP!!9(9F=$,TI MHLNCVQC)(%NBK7-;>8A@WC&8EQ*"(VL_7%47)8.
2|"MB3Z7%#0,Q0U1W%#AN*&:B[Q;LG%4W%#-1=XMV3SON"'J04W#:!A_P[H6.?/) M&T<3X6'B!2.J@) RN|J;4!|BKJ/W7D'C-I6MXQX9]09VR#8F@XFZ344MNXN, MTHRMB@2$Q))$3>76IT!PX3;<0)&Y#S<@]+3/36ED7]W+:-;L/%?,8+Z=>5*FI]
M+87M"!,U8Z(T:Y|J TXD133M6G1| LH0.'&E:DJQ'0(-R4Z,545")&LB68] M9;P)4-5SK%+|EZI&@DRW85$>"4&OE6R*>7U"''"L<8Z44GZ5]H,]2%B6Y%I|E MG7YIE*(D;Z5]]@:F+%H6Y^=_@K.NL:-OWD_9V-(5298;*M*6NBF|UZ*'4] MRM<>4-3KI]3C!F*6:A
R.HN,TFQ|.F8P298HFU0XK35PX<9GJ6O$A@@]I7LN M=;TW,&S1]"* MK8E&/GX80;3Z:A$||AW)3HPS303249HF52 M_F4+ %6;^](P28[I-BS*(R'HM#)LT90UPD];L%**R]*P,?O6%A6)"@.WZO3+ M[Z09-WR2*<2| MP|@XS+"WAX;4ZV*C-%>"R7*@=%&MQY5 L*]+
M097BDS2M6'JH|XG@:,I<)1'3FPB)RU&3"G^20O=4Y8E:B9)*BW$0%E>2@O; MHLBBM7(%<(N"$QQVS285-NJK/(NE=R]?TM!]=@5:RE$>R[]KVEKJ67LL[R:^ M._-^BL+E_Y''DH;1,%Z&=?G=F?HS|E<:1K/^2HN]|[4'%/7Z*RV]-[!% M6Z=]2-T%1AGN2LL@$M(ZI-
3NKK3,WL"LI=LI 81K@)3F8+"LV,%@JV1<;@VL M:O-76NA^DD1)(7!T&ARED1-;(G+28L24X]^T9?17 @8,_CU5A(*_)6VTANH MAFC]_,>ZM-9I5U,1U#->>K?|E6;-CD!;/96EL[:W|E95C2,!K&X;!B MA*9P58#D]Q0KM=M5^S4/D>!UM M0)HH6:3.<8^,>IV;-
I;>$PV)@-%=8)3AW+1-3]M]&^I]BC)%)_3&EC5Y?VT)0EHCB+*1'.Z#8ZRR(DMR41.6HR8,KR? MMJ0 !G1=E%7J|]Y"#)3D_;0E]'RHHFGQ7Z>HO2Y]7R]G_4LO5/>3U.JUZUH M2]HQWD^SYC*XMJ3W!NH9>S|78>3-1.'A?|GY2<-H&"_#NI:L^3?VCU#X8^91
MSB:P.:71G$U;HH2K]H"B5K>F+9F8LZEK9/;K+C#*L_EA I6BBK9&%=I: Q=> MNF':DDU#5E%;V:F@B2"F&@?1@HRZLI8_<54]1D_E'04M?>4ADX4|AG7-K_G9?7*& M+[%;4[B=N>3:-/5F79LRI5NU!Q3UNC;EN &5I-F$C,XBHSS+'Z9'*99HMJ#G M#,&%-]^F(A$;
(O3L]VWF(=;7:G|VQ@)-77[+A6%Y)=S $=I(HRBQB*,;1(Y M:2%B2G%>*NBUTA114DB,;2$&RG)>*CI(%::HM*"5,DO==^?NO)1M,HYV7-I7-MQ3QKY^5'9SIU0LK*I&$TC*=A7?->/KC/% M7)>FU:SK4K'(9MP:4-3KNE1LD-
M$RZ;V=]T%1FEF/U7]#6PLPD46G]:@A1O' MI2H3$R+TE)Z4]6)#+%6T*/&N/:BJS;&I]B3=G $VRB,F6NK7)&K20L24XM=4 ML3.+]HF681$&VH>!LOR:]M$;**#K&.37)+|F]=KDQ:]IU^PP5,UC_)I6W45Q M5>NL_9IW$]^=>3]%X?+_R+%)PV@8+|.ZYMC4=4FX]Q?
19*.A9MF.S<:65T@F MM^1FO9I]O57^|%":T=+:#8<3_9G9<]UQ)W3D==|Y*49|C3L&27KH]+6 M8L0AH)P&%&Z1DULS=095&K)WKI^/,_PO/:"H-V=2EUF_#I7* MI748&:59^'2E-S!E4;<)+:U!"S?^2%TE+D3H*=TKJ6NLX*>AU>)T(%35Q<%*
M29K4=1)OS@$P=%'1])-E"P%3BB-3-X%F2 I(N90XVT(,E.7.U+$1 MBBV:+>AIV]*TP>:=FE0,MG6N3;UFGZ%N'^7:K+MFK2&=M6OS|CGGD(>]P23E(&NZ@=6LK,GJ M+=X':[5]H*A7UF12J<+,@GR7]H*A;->/.0*6 #.J_V(?:-%-UF0N3$) CW)9 MD^7*E4/@3#)CH*I-
U60,G)L#8$.=+?%GJ]932WEB $8M,$I431:(Z<3!O@/S MB8$(]%(U?2M/UPPHG'$)]F;;RM :]VH&I&.YT">[J)I!W05S?7K0JN;I) Y' MDQ"C7T]!UH1FT$R79FV3-0DAZ'>>3=#7* %1,[";%35]] !H#A3UBI]^U*FP M94"Q'0"C<5'3=X63[T')QXII^; G+IFX ?%7S?
+F!ESRDZG665D[]!HP:=RH MZ*]>^BS?:"0$]@,:0U5M|]4O#T+" 92;;3<;ZHQ)T.DR%S./ C#F :-$O@RL M3MZPS:?WBA;1:,K[2'BO(W'M:!P^KF9]MDV]O1OPV1&B:PFI19",LH5A-X(;HG@-A"+36VCKX#;EG&K)EY(MH$N%I|PP->",[-(<"AS)H06;*58@N*9I@(C!
(AEM!.UZ/8 M!P1,1$"5IDGL/]/!/][%89]>U#"'93-DL]F9UDU2X;$V4'9]*QZ*|V+RW1! MV01E$YI!,YV:M4W9_,HS85![W03IG^@_SMX8=.S:+/")O%@2]D8*.H5-@D3 M'A&VF?[+-P"C6EWS'1,"]H1YI-1,::P &TQ&"HD-ZI_MD5D@1=LT0@]"+=!3@1P7B,G+Q8S ,>
[&4%6;'&=;X-D< !O*C(E-P)B8"XP2 M.OTN"CK|5@8&YY,,W0Y^LZS2;X^ E7.MI>YVN%V#F0YDT8VBI/0?.EL5?(9T6 %%G=GPI MJS@^;)$: U5]DELP@1 MW:3)6%XO+[+;>9^D?9X>39+QB>R!+(FC/I(W|;GMH]VM>A^TB &0F= .P[Y?
M|BC=8H^M]AD":&IT*]5QA&/I^IC1DC,*X-1RG-2M7=Q.U|.6Q|3RI>1Z%R S M"[(:|RB#@.?)J1)[M.2*":@#ZM3N!3M,[@6[#L74!K>MU3#6MH?L^+)]HXUM MMV19+""]_42ILURR-BCVK [90^+ .Z9E-5*MX#&TV3N;X/TH&|?
ADWPF?/NW0BMH!:W4MH*!":V@E8:M M8&!"*VBE82L8F- *6FG8:CXP%V_/=R<|L0#=Z([5I?1'[/XCN4[_QNBOV<75F?]Y(TWYD]F8[$PY:M.MVKT^MS*+(!S:"9 M+LW:5F3C-IE.!NABU$>WD]S|0'$-RVNVY+U+HA5(]YI&B3 | M%I-
A41/('"[,!.>!0A');QL!SS+'"!22)/2K]O[!&4VZ4V*!ZE<[F6#)G'U'!5*5$E/*|.CV81C>9VV%HFE*D/'8@-]1M MF"C1HCP?%CHF/GP5*E1@R,#?0X1I[+$WKS|U=NO4(@&(3W @,32#9B8W:YOT M=,4?P]X3^C:2;@A%?PN'X|_(AH0IRV]6@&(&10,=/!3URE","'>*8D8A4K"]
M9*C8Q&&0=&D>*=I(4]Q>*1/HT9H>)?8($CC-(ZHV;8]YX-8< AQ*+ FD7IH, MBQ*1BC&P%^8BH$"J8@9E31]:,M2|8-5LPA1H5B6ZZSR,XS##Z.Z?(%E!,VBF M2S.U145GYJ4??7_U^2/9^(0(4]&,],%MU_DD_O%>DJB>S9"XVL/-I H:%K), M"2@Z;!SJE;!|2WA7!+M6
$RTD D56SP^9&":Q(@VLI5?K^@)W&C*C1(;!-F< M)K%4FU3E.^"^M!L+)=;C4/(PVX:)$GG*]|!&F/CP%0A3OBG)DR8F$C4O2369 M0^6#'@4Y5-,FIG<[#_$]7/Q#=$(G8DY) WCBK4H8R*$B-6L'.4;%#1T|%#4 M+$H%^8I-= N0T5HR5&SL!)";:1XIV@A40;W")M"C-
3U*[!'D>9I'5&UB56"# M6W,(<"BQ))"A:3(L2H2KP 5[82X""N2KP*#D2D,SBYH7L2"ORAP=:YI-HA'D M54$S:*93L|.0L6S+1GF5(%,=GDQ%+9"I M"G?7V2!,8_&X.$;79Z!403-HIDNSMAU:-4^MNDFBT00.]Q)^%VU4D"*601%# M!P]%K8(4L9A8IA&
<9ZX#&2TE0|F>#B1FFD>*+DE5Q (Y$^A1]E812/(TCZC: MU"I"P*TY!#B46!)(SS09%B5]%;'!7IB+@ *UBAB466FH7@-]%:A5D%0%S:"9 MP?D8<^|(^09S5WT.QF92UB4(31P4-1 MKZQ%O$[7Q<2'Y5Q[P5"R]P.IFK60|F%/5#)Q_^*OQA.NB,S?M-=0^0B4:&=/
M]%:O0 |UCZC:U"MJY=X+9':VFPT5AH1"T];)L"@1KR@%@!9*P[I.TS].C23(^D3>?)7'41_+Z/[?=67.:U;'H MKK%'Q9Y8[;X]@-2H]D7=3I>X#O:|DJ4W *>6XZ1DPVG77%*@RRRZ:M?6*.MT M/0I0 50-B7)TUQ17H-_L"NL3|H*9*|:H!T0!4>KE/WO7+%@ S%3 E$B&-@'#
M=&#<*! :[5TS9;6BQM!F|[WKQ?MS9.P|16*O7WK_X:BY(_@=^!WX'6WM"RAM M.RIM-VDREE?)LP)A-AM=$-VB%WX]DZ#L.^7W(#M#[_M"6 V&.9Z%4C;Z70#8F,[ )]!9HUH+K;E5H1PM]/UL.4Q3#T"C /CE3%>8PG/ M(MQ[TD_!G]_M^94
/4"_KTQ<9"'P3I=BUZ&8VN#DP%AHULE1(E;;OO#:71]; M/G@T +1>0*NSVT&GZV//"K 3K-=Q ,P!<_68*U'L'4M89^R*%:?+M#U2$<6"|?">^S))Y.MG]DK5B#ZCF?6.]-^E1>T^T1>56+=NE?>;UR M HYLUZ&T[_]],*!.GY#0NP]]*831:7)-
#CYDKKOMUKVWMFX>'2OPAT34S!T%X)+*(MKWRDTY$88K*5N*10ETM!@U0Z9/_S_A-BL]*$M K) SJ3OIQ8^O[]4]C=]/0W M7J%8O1+%W3:#3-^V;N,!+/(4=D=<@- MP_11H":-I+^I7$I#MW;VY=OMY?4MNOGZY>;BZ]WEQ2VZO#[[|O7FR]?3NXMS
M='I]CFZ__7Q[>7YY^E6|NWK[C9]4S3?T]>+T"EW<]/KSGZ6QU81.,J$4=I/UU?_@)12,T&213|2W] M[./:!=>]O*2S^D&9L3K+W<7MR=;KW-N1>93OKSU5W9E M[H/,ZL_;Y-A=M37SFYN]%

E#/IJ<',V:-73#'\)G0NK_^=7NHM:Q(SVW[E"+/S[WHVP_3O+T^@P$R=+L[;GK% 3' MCN5([VD>0#O_X;EC=2R>^Z?UUVW[F/ADXUO6\>;7MWU5<$QI4.J;MK_N.CY< M$UR3CM=D.V]^4\$0]HVK6N)N"W5O[M)?\)[WD:_7Y-XOFFW^[ENYSM0N6-KT
M1LN[WBO]L0\;!3)'EC=^C.@T.>,6 *;0#1]2I]G0:>4[C:HKJMF]?H$1"".P MB1%8Q9EPE=[79@G]YS"6R5LHG*![+M9L([DZ%>O.L?BV9*V 9MG'VG <1+%' MNRT.HOA=-A0D4>SV2E56V!PDT9O^M1R=3"CU7^(ESI*AN*F(9Y>C[SR;R BU MR]%2.
(6442Y%DRB5;Y4/HZ R=LT.*"9D/8RBDFV@8B-GM]H/&PQ?!;%)IH[7 MF.,!MBQUB<2\/S:/!IA#MO1\ZMP.'IR.%HLP)ZR M@M4P)F!,5._753@FF%CK, <'9<] M%-F_#GM_/*;)=-0_FE_P0_Z?PGO7\/E&/Z]'LW?&TB+Z20Q\OOU;H94^K2]J MT=B@&RCJ$Y
L5N/H;D0+'!I\4_KQVS^[NLL2N2@EHWZYH[@2[5C0O\H2 MIN9H8@W0Y.Y\&@?05/M\^NI(;]UFI3]1*/CDM7W ;Y[97O?<#YVY4V=6L5.S ME-6S-;%KD<5%["JRN(IU[G)%JSQA*9D,>(IZ+^4,19=DDY=%S2S=%Y8V;\WK M>Y4)V[94Y[!U]2;G\(KE_WXD2=.
MV!ZF5LF*7, /K%5@K6*:>PV=V=A:17_A9%GX1_S/,1]EV]-_P;JVV+H>WH2[MNPF!YP+/9=_GHFWW5[Y1L_6(C\WQ:,M_7\QFJ/)+'F>^J6.OAZCI:OS!Z6M@ MBZ8)-MU.EP84.W8MIQ(('OMP30!B"< \1AV-J3^ZK+2T7:!,SNH]SF*=I^U
MS7XA\ZV;SF6BX!+_BQ[.C[PHSSB3>164VMAS#4ISVAL539S1EC%?G9^@%GI? MM9 #W)G.W1;W0RUW@6H!"+@[B#E^LX^[)XV>9=[:7)N!4)1W([&N;1]OAFNR MX[H>&-*+H6)3G_:J2*Q54C&RJJQ3N+@F+TYEO= F M?JIMP0_RY'A9YG/Y< K1!6L%/TW:
:\QS%IVWY>'E_]_*[JN3,Z49V_/F=+5 M\3=I+:LMHYO[_4,UH=;O4UK$#Y/Z,19C:PW4CRT(16@+0=7$6N]MYEQ(#=40 MH5I++6Q<&^Z!E&?>S F1XCIL?-4!)]O1W@$(#5=#4 V"WP0(.RQ2;?KZM,=\ MF;HA25@;!$Z'B;B0OV9Q^W()*]\
[2AZ.IAE',S.+8AYF\N##C$]:6!2IW'*A M@EK72T] N(?RRKX\?,OXKWGG7\F^/\V[?N/0",1ZHL1] CP^/8QI%4>#%.>H MN.EE4(ZFI02^(4;I12 ! C4D$-+@#G+% $G&)G5FVW2VW]-HPL4JY4&N5!ZF M[&TE,%HI^LP[?K44FP^FB+Z+4W)+)$#,6>
M'X#@U1IZ"N\$[DV/T^EZ%#.; 3U:T%/G_+1E&WEOIMS2TQ8L&S2=G:I"Q"L] M:0$)SV5IY M9D]P2/D%%X"CBVW9)^]U;W)H^(R^-_'N8YZ&^;N]DQUR>V,&O]9'H?\YG)VV/*:JA3-CO) M[QSGOM_=ZS!1[Y]\M.64][WB !\F/+T43:)4OE5^]G8ZW0"['L,N6R]HIFUP
MF0*F*G1,6SKN-S^HUH_[_0.]XA WW?#8=V1'W TX"A\?4_XH]RW*L^TE8^B!B\<;QB@:]9(A1Y/P M3S2>IN,DXQE&(YZ7:90O]H?HQ.A'F*&?=G3H; S;!B%K4.7X>#&^PYQG) M7D\;]JAU[,A)LOOS-(KERQD*1WT4+9VAC<*4K^0DBC=2-"?K>CH4%]%[[;<0
M]PU[.NIO,:E7T0/_EO'^+TFZ_#)9,;7BKGLG_6GZQ,-T"3DBBX8LB)M?51=- MDO#A=OY/5PA-$81&*/OBZ<8)V/)C_S K#$*Q"22&U>\>(58\Y>$U968+5ZF\Y>M%C]^ MKLWC?S;#MW*&%^,SC./GH2D?BY@EQ=\91\(JC*6[)]Y##%%IS=(DCL4#GXHN M%%9\3>
(CWA3D2AF&YUM5QSLR*_ERN&)D\WSVU)*N.5GNV(N'%T M_S2S(:_*:\G75DILS;\DY;G=G&/\JO16]@HK:0_ES42C:3C;0=H.VCI4F[.J9HJ^NMC7S/EPZ#&3HT>X>/F(/\F[,OK./_^(^I/!8K6S
M],'YRL!Z^4AX+]8!T\GVCRQ=8T_<+T\;&H6W1_05"LO_WB?])_$_@\DP[OX_ M4$L#!!0 (_,>"1EI@F2+1TB8 #G> 0 0 8W5Z+3(P,C0Q,C,Q+GAS M9.U]6W?:R+;N^_H5.CYCG+/V&(N.L>..G=/I/60,";TQL$%V]SHO:Y2E$M2* M4-$ER9?
\^CVK)"&!+B4)B*LCYR4&:EZ_6;=9MU_^\WGE:(^8>82ZGTZZ/YV> M:-@UJ473.V/0N3SYSU__]K=?_E>G\\?U;*3=4#-88=?7>@PC'UO:$_&7 MFK_$VN^4?26/2)LZR+KCZ MT+DZO[KJO.^:=N<27YJ=A_KDX%TV?OHVG MGY[.?Z)L\>
[L]+3[[H_;T5P4/8G*.L3]NE7Z^8$Y!?^>*(AWV?D(?#Q /"^ MP38*'"")W#\#Y!";8 N"R<$\7+8*I'[V$5M@?XQ6V%LC$]?QY]]_TS0.-EFM M*?,U-\/#1MZ#T-ECOB [T<+ &%$3^2+>>4DO-B]3_AUV?(]_ZO!//SU[ULF[MZE(#K[-
:%U+#LHC*4R.7A'_JQ'0=_E6G>P;QT5B'I.[4TR&F MVU.'W$I2!(J,4GSV]E5C4^-JJQ%1UE(COP97Q"(FX"!%F8U!$=%^=_-):3:N.S+@X_R-')G)=Z@MZ M_DWTW7I-7)N&7\!7O+9\C*O,#-MQ:Y[IV*)NL'MU=?5._H-OR!&S&34P>6% MWR6-XHL2=F
MP2/_TXD',#@X])#"YEO8KFL^D!"7_C&.^BAKO% @IV_NMTF4YNP.\:L3Z=]"B,YT\T_MW=;%AA2"6$AU0QVYAQ$H>_GHI_7:V3S $ZFJ#Z MY=UNV1TN@8>MB?NK^'NW8D?$49$2PAWO5*;;KDJY9-&7L1=+?*L'%O&'+I_? M"$UJNSG#0.KQLVV/"P9:BD.+O-
^CKD<=8O&)YS5R^-!TOL38]QI$>Q&G$CRN MKB[.NA>\!LS!@WA3!1)66L1+"YF]0>-[4\3]B7V">AY.)RVV4I!.ZL.FO;W M+=[_T5(0-][R][#T!7(1]^U6T I92\,[+P$N8:M36$K9OL-D]N@+#EMCUR",> MNH)/AA^>;RE0+ZO#N06?RT4\ :IW?
\S(/[+P5",V$F!NZ@.7,CR#:K(MX?K M_F2\I2#^7!?$MYXPV^PA;SEPZ-/A.L*$HQ3 #S6:3^"]";8M NVF/^_-AE-C M.!E/!M=W\^&X/Y_KXYMK?3Z<3P;367_>'QLZ_[TV?'5X2X&\Y%,ZXID.]0*& M^8>$NS89:#%_#01H0@+_-BVC1:C.AY_'P\&PIX/IO=[D;FP,QY^GD]&P-
^S/ M:^-8SDV*W-4N_=]@I$AE"/Q\NHL)]9"ZA9Y M^_,,0NUFU-?G#2K!%K'4X]U=CX?D6DC?(I\/Q_<09[?0!D/SG,3L3?_:] U! M&2\I(F>[B*2XP=_I*]%QC]W$:#B^&_C@:&DVZ?0D[*6KO MLZC%#+60HQBKI7BV"*N)\:4_"[U0&Y@TK12%BUT4!'4$0(L4!\-QW-
C=B=ZW0;S MR5)V4EP^9*>0,4-MPU%+L6P15*)5V*>WR#"0PI&9T8-YNMEO*2H9&;K*6ZBO][BUR*$YL:D]U]?)B-H-.;]_[X;&O^L MGTC)LI#A\2$S=T\S^;]:R*9%,,SZ,+*_Z_ZOPD:*1F M&NCY=*0W]1MY7*2 9&;H"1\M8]1Q3BW"8SB&0.P;^A^-IMX)K=3W.?-
L3JT) M\A8YO*_/QB)BH6/\HL_JS_(R#*2NSTRN8Q8:\- $DQ8!D,["B42J:$8F@YX^ M_S(837Z?S^^FTY'XEL_ED9O 4Q[S_N=D,/X>%%++,K#YAHL5<6H0"/YQI!0X>#HVP=8/!1),TVXQ=E[\4OTP:():@@0@.)TC10C$:R-%2@K2T MI#9A7+8@/Z4.,0&RPR[S;
[B6XWEQT3Y]Y!+FR!(K^@W!"&'A12&S%1I:VM &X$H6==OB(NX9NY;41A=UVV(10%;*1X5%CD;2,]31=A&Z*WIS@IR@=?^6UC3&37;QL/.0H8 M27&LLAS<1FA]',:^P9[)R)H+IO8UQPA[W@WV$7&:S) /(U<*_/X'Q#E-H@*_M$B!60OM[I$:;
(J9T;/A'/;^'UL1'#ODF%&T:(W%2..A[K%S<3F$YVO;XMZ0 MWX4DO>>"[_M840#TB"%009XL%LZSF^BEL9 6&^X[20E^BXI=E,;4-:GK P$0 M+H:NC\%6_R@!42Y*&@NU]Z=TM&V)6BSR+0IVH9GA1^P&>(9-N@@E'B4"BL5(MT<^>')"B'TG34N):B7RRCV(>K%:
(D6_8F]BZ^6= /'"#8,CUD,G_;#Q<;"1$ MBGK.\81D]P;P:4-K&UE# M+:WEH(\1X]=$/N+]HVLP%**82:O*=V/^H9=VM'Q MJ1)J#]U'F+R) !^ZR1F6&_S0>+YZ*+G2*,@D.651D#I.0VTMI0+\O76TAJO1 M\I@IW6::FV=\HJ-
1[\A!6292%E[O,]G;>N"%96L@7/O=T&+Q_]! M@;<8*0.LQ]"339DUHNZB-QT>/T**!4KC(Y/1K1I-IHQZ)G9)L)G M)1^.'",5)$N#99_K9J&T,=*@PTGD1@W)2?+-R7^\!4\QA!^Z%U/JFOC[-2PE M$J7!4G).M$JP@&A-R'YK6ZH.%!!0P2QA_F> 6 +9]-CC$XE8::#L=?
X41BF1 M?"U4(!4NT[=H*8;MR[WN2>F3]E+#_-U^Z,'2HE$:8SD'&RM$R-RN-6%N]SE9^S'P(=KD+\N!@W?-P\T6W9E*DR.?D M>&6GVSM:(DT+Q;WA7H+(B* 'XHA,XK'!SQ$EC8"5!Y&&Y6V-[R*Q:/=)H9GY]]BK0S@ M
XPO:K&7QD1.KE0>$V^#B2HMO6>+712'V!!_)'22,A)B=;I9#SX%$I_VQF_M/UP--@@=1.A;E'R_*$G=IM2T7OI&IA4!LW:>$V+?>BA[#%O$'R"3#T=?#H%B/D_!P"LS*^4OPRB=)=_#;&;B+S'C6WB'KDW9:J_)9U6^4C S:A$ MO4L8MQ*Y\OM;]\[>UF0OQ323C9%>%-
OVY&TY LE9B1DV'>1YQ"9FN @3^-1. M/34CN]H>78$WEM#.@3N'+L!\I,@XG%[2D,JDAR]$5/K QJZ"&FC(OT_TQ/V M\UM::]&:K8S)W2N(]\H&YO"18I[),.7<9=Q"7$K>36X*40664K0RZ:32%YE;
MB5SVJNBJN^X*+*7(95)+N5=3M[V+SGH:?.8S\A"$NR%F_:%AH&>>X]ZOSVTL M2 IT)@=5 '1:GN@\0:(6B6QSCYAW^_LS/Y<<>-1..ZWQA*J^!"GHV8<+\T$' M05HHB4.^):N58&>ODS_ U4)2EE(X,]FJO+OJV]Y69QV=.FZ>OJ5DQFUT/)\^
M\&O:,/C+"EP+L_XSQ#]Q%_Q*/>2:V.%-WP@CKWFNY'OH)(N>#YE$67[T;!UU MW[YT)=).\ZGV("Z;$PIJ0D,M5I%?1=A)E-1"+5L9BOG/'LQ]:GY] *=8?+H) MN04>HH*5UT"(E_J&! M&B+T$D7>8F?CP1LI9AG+ZDLQKS=_5&^Q_M_!L1_Z45Y*6SI3XA9WI'@
MK2A,"GKUAU@Z6BBSDPC50]EOT5 (D+D#T#&"H$B&%/M,0DZ.O9G!_@WQ(C1N M$?N*?=$OSN9W1X:^0)@T!C)IOEHQ$$J-^GXN]RT<-@Z+CZA\KQZANCQI4.1G M$/.#8B/VK5^HUDJLU@Y]P5B,FJ:9.\VV(#<5(@R_NUC0,D32PKF M%LO3N,!68C_K&\-9^'23?
B^>_QKIX^:IAA)F4APS"<.$G1;QTSC#5N*4>BAO MSI.E_Z# ;8P0TZ8&#?0\TQE3>TX6KMA!X/H&7]TI0^SEAL"/#+OF/H=O]Q F"X#+G..U M6P' <0YE\I1+2]JV$:NEY+8R'';?9&R*=!$?*8B9]%K.XXZ=5D+3],'%>;!> M.W@ELMD]Y"T'#GWR#K
M^=CZ2$,EDY7;^X5(_O)(HIS&M=.$>]W?#IU]_W&. M%]Q-T6,\>RP6560L#8><-V6R#TWR PN"??R*4#N,^:S7^6-*+C_^%EUY,<9^ M.#SR*?PY =R0+U[WVF?#QX'$2D,AYW6:O%#8%LX'!7PY)AH5^E1\VJC0ZNT@ MT2KI<#A,[LGG;_\E>TK3S_,ER[W331 TGL,?
3K0T;+(9OWAU&*2+>$FNYQ1[1>$QAE\6_"SZY+0]W%5_-#D=F(JK,X-N_], BZ8-P^H/G,V3Z M)Q]*_OITXK, GV@N6N%/)\7E7>*(_1MQ^><'YI"/$%&$6ES-3R=6P 3-B>8% M0$9\L6'L,Z/!^M-)6)SX>'6B^:)X^ W?60:=%WS/F9R*S)D!$'Q!3M66G$; M.=Y&\Z2
7%.H#3Y,:N.?'I##MZ> !?B!^+747U$7PHZ]R TH>4]ET*92&E7- MS+E%KL3 W-+-33/%-05'LBW<[I3T5;=X]8!9454]*GWPBF3YK,/_\KH?+;I" MQ)5;,L R[=,E5-!XALGJ(6#04$8;@XJ#*]]H'1.^8VWY#+:/J.<-&%V5O&I3 M:&IE^CWL/VJ52M^P-+'% M#U[G8T/LM)
[T,K]$8S9H]&!BB:8\]DS3]XNFO- M,.\Z38!:_%#HE-I\%/5'_,"?0<5CMPPGG6/E_K06#U6KS ROHQ52P"*)((9__M)_YR"4,?"&L#/6-OXNZ >H_%3MRR)G,/GJHZ"NH^\28PRTV&^%-H'LT7 S_[
MUTY9I:E">LQ>T8_%R*V,)T&3S!6LJ2$5U///E%I/H++!=99[8%^VBGAGN^G; M,47?NJ.VHF/VX'@\G]1QR2!SMV(6XT:>V9^Q(D$37Q#2HQZ?>)D!@V9*#!S MN #ZCQY:$QC;DV_8]NB;?5@]XI6X1=BDA-W%#7DD%G8M;X](!=!N/NOKM4/
M$G]+L0_C<3]]A&R&1=\;]L3U6].CRE;,SQ.;CUNAMP-5)[8X<2FVRH7?(_=E M8W'M)KTI8T4\U L3FLG4>C0MG\R6$*@PMTT': 1(?)S7H/\=0*M@O^@>/W@; M';PJA+@!IV,Z +B8?&Q= 5$1>-X4^@X;!EIT8B?#\;#GZ,%T!:R;V#8Q\7R- M3%SHA8;
<:F2=ZCH"1M3HD%Z8B5SWH;RPQ>W5O3 5HB!Z"03M$OF1'4D'Z8E. M=.+>N=0T@S6T]=Q$$?'\"*+K.R^9B(OTS!0BR>.KZF3$C7T*![0;3^\"0@X1:='O2&$)6^DQ>4\T%=M_/%] MP:FIVI%61V*B"NDBRM-_/J..(S8#Q,--%Z++XP,?SJV*I]"!8OFT)\8] DSD6?S
MQ'IGN45E%$><-U46%116 MP(P!7UC'(WX%0>ZZXO7++?HW9>*DD?Y,O,*EK]I\#F"\Y7^TH/]RO:BU;[9* M7D?U&^'60S@AY]1"RW.-'?H4GBP,+YHHC^;"XBK8$K;RN@,J\G3Y-'PTH4K/ M4$2C0"W535,DO"+-
=#>\#S(56N4&5]=7P5B1%$X;_#*1F<)_V(6DVH;8:]2]]K6M]M_\AFD;B?]X:=@)9+?E;U1D=M?)#12 M?\ZPV.$HY]?5O5%$K[]\0Z,N"FK635*R96M&K[#)P%\?Z*D9\L65* +&V'P M/TY>++$H.+;X]V9-5@<.OT8?>/Z>(%956MA\,L#H[FM51B\ ML]5;*D;
[8H]7=G,+]UKC;O&W;\@E+N8O()77N=RB"M2Z*69\#S;4EOC5&+DM MY30*&%6RG?EW3!9+Z,FB9'B<@>1GSIOLCBYE=[05CNK9]!+5=]I'GC]UL+7 $SN\3"K6 MS^LM$7.H[^-Q+US1O0Z(PY&5#+CVY*I DSI#%@F\ @/&R%L^@H[8&-=QRWX\
M%7#*'$KYNNO&)H@9Q T"O3SCCSJ>:,!(?,'A$%,@T &P%4?/DC)%#"MI',3 M6W;G:X:1-7'O$2-]-O>I'MV^KOQA8K8\T:CG]2E*Z%0(=/= M8^@)Q]]6B$)OO"8CQY1LZ"HLKX(U8QPLJ6U71]>XO K6\+=DB1MX87L7*RE;
MA2BC4<$J_4/W8DK=1#EY'2]A4,&B'F+4@7GZ_,\ L41)V=9("94*EGT9]B;W MQ.07D_4P'XC(C"HA4,$>L6 5C]MNL;^D5M@38E48;[H?R4^H&%O/+1]GQK^"D!)^"UT5A2#_/S6&.\ M$!>B7H>3RN*Y[1X<53U5SKG,^KP>*(>]PK3^*:]&&E
MAYN;,U0T]]FHMFYN%.>9B\,V!#NL%?4:3"9A+OG;O73*N55*A48)O.6V/F" MV35ROT[$-;,6S[],AM>36;E!%8D5R&%MH]O' 5=L8O>?_7#S9W0S0\5L?3'Y MD0:UE=>7M_701J1"GLO,HJ?M"TS>0E.UH:\9/T6&_S)ZR[=:5:!6U.W. M1W^@CWB/ T"%] J,=RH E0[6 ?
%,Y/P3(W:+H-F"F:LLL7Y :^<5)?6[Y09 MT5E&;L?$+#1%3'\L3PUHP [M]]#G M#^8G(#BXGP3/"\=/XN*.8SAKA_%?U&,SS(<:T(6F+0QO4&GLK%*>KYZV*[^" M,'MI8<71P+YLU5Q0W,.JLD'!OFQ_/&>5C@WV9_S#.:QTB+ WWQ_/766=W]Y\ M?
RAW51LP'(:YFHY+]>^A<2ECJYE99>C0F+6:3IO"* X_8H>NQ::PTA/\N675 M-*L@[SET>0Z>7X+'SR_S(\XE!_9KL%!U%!TP5[P/,2#/(BY=BV\9$?#I47I\ M29VM&^4*WLPJN2[[@#)^(#\>U&&J5K,[:-G,@-\!SA\S*T]1YY=585%FHUE/ M!-$
F6)_5$5S\HE4L&N.74+91E&^+45R4+"80 5[^ 8:OFDM43# 0W>.U[Y0 M\NST[$)^G]50UU,ZO). WY:94 M U *7O<0$=!5R>X^O].%H\9ARD-)8G)U>A6LU:]]!.CESY)P;\9,"3] ' [O%L?O^]$IZ+6PE:C4L#0^/5SMBKI+F V+[2V-)F!4>.Y9= MN)%?
6@5+>M2A#%E47,DN>UPGIZ@*-H374G=/R]7?+:7 4"<.[>ZI1/><@BHX M/E;KK*K^9VKIOWT,9>]4]V\O8%+T"QDZ#!X>8B&,,0 M[H"9\,;L5/!%K3HN70-KRDT%3Z2GKMM#XO()@91.@>M]93,T_OLW-0\ M<@5,U8U;B+P%0RM))C133H6.7>1GYSXUO\XP#$/-9?
@B7P5SY(0]V#='#LS. MA)YQM\TOO24F68LF-761Z49^<4/4D-MKWS694EM*:X\!<+_LN%9%:E7OA=NH/W3[SR;F5]KW D#(M%9G!67]HW! .[D,01OWF;K^22<,>+)5WD[Y>.P1;!KW%V$^;A8G?W%/-N"K: MZDP8#%BAY,8ZR?,E1<55Z$;C-6A,?.9^!2'K?=!&!"O9
VS2'.0-_@2EL ME.?0#F\#VWZ?(D8AL&U _\5[V*KR^;(];R05F')@+JQCNE*%:M;:*V43@WS M[ER&3;3VPYR]Z(TG+C:6-/!@#FD\T2\P;63\#GO;?^&!69(-K\U)#1=DE9V3 M9_\%/D_"Y9UPUX(',)H.]C6C"2G4GB$M@#N6&,F9].&*S"XJ/4YT9?L1N M(,E$EY*HT(_/,#_?
+F8CE0P]+]^"-?/[Z\W44?"5[$<2OZ;E]?FJZ)V4 MZL*4'/WKN:4&0Q7]<0.3&W+H1D4^K@I6;=;9ZE5U*IH)M!EGA>_Y* M:OW8K42]@HWQI)5'W"-RX"?)DOR1%INA% M7/_$XZY'7?&T(77+MT4=3L"K;I?:NVW^B[7%_X5?^]NU0U]D[R3G%%1!_U@G
M6;>Q6TP%W8>NA:&F\$=BKRG4A(D=]V82:RH0]F!?XR8A7B45'[B,DD7&0\IX M[157T ^FM#.N^BUQR2HH?M0OKZ@2ZX%IQ=!S91OBHDK8T#BH!HBP>^0$_#K; M8!4^&BF:_6N8'AX^AB7B7K4CS1G'1KNB]Y\6'H:W KN <@PYU-3Y(*Q5Z$5R M#-E[D+8?
3Q6\T@>N*W&&)+SC.;K7>4"9[CBB.YO8L_E=:@]D\;/-#5@IFEWC MK\KS [6@.VC,IYGA_M=X;A8UGL7#B>H,%/5 X[XDZH'C@?(S<3$B.-[)-B7CE8P:-39E&6T1OH'G:#'8FMK'$HKP7_UZ\ MU^)[B/[1F@+>
?".+PZ@'G4WVS:.$*\2<8INRX_ZAO"RJ4UE8]5\58WXU2^P M"E"^/-M S]@RN2'$^8K?< 52W_(_+%SYE"Q[$=*/9BY4]8S:7W+27*]'"R"[E M3'[1#B?P*C@^5?:5'PGMVS;?]O*(-]KQLU4S;%*77THO!,.7P]4:[.'GX<(#
M6/%&BVM*OQH4"AAD!?)N"+!C&"]T)QF"%VNHNW\G0_6A:^!B.7_S<$O_NQ[M#S'V A,;WM!*_%>;CZ]#LPW^T4SF&KO8)CYO78D;@$&19=#(2ES2@).B07*T MRA&=9/C^M7(C^(AYG,H9P\IU1^:N^HQ4,+]&/9$YH DK%5QP$YW-_%
MR'D#;,%/#H0XWP9>O.%K'Y9]/M"3L2BWNJ/G5#6O[IT]O-1TBU!W# TB'_]3 MQ^'#K,@8V?&/"I0]#&IGV(].WO!+1##R O92?D*NA$+1+M80%\&DW\GBO1RS M^#6P<;"&K5OQR9 :+%0=?84WK C!]FF@ORR*@3LQ+8)O[9UL9)N_,DMJH(- M8SZ&J&Q&46D5+
(ENZ/FL2TZ7[Q930O> YW],/R2]]Y1207,#P:!\,))4X>U" M*N@]75+LDF?]_TMV:NT64T%W?D^V0WT?CWN2M%6VH KZWR#0P9-%^VXI%307 M0ZD1-868"J.NW:(]V)">,(;C!'XXXHX/#SW]$(N?!OF-$M>_!Z] E8RN&W!2
M=4"RL2.Y\TT";S&!"B#'O1RF;$$DU]WEEU7!BB\4>CSJ&O@92>#(*ZF"!4D+ M3)F_A.DXU M7@D#*+:]"#<82AP\0288NN\54T'V.B%/ANL1, M,05VLXF87B/V%11S^>M;3#+]*R%0 8IP3'Y'>AH_QA7=%3>:5AG+E]&I8%V/ MLC5HY^,JKZH5%%;!CNO
+K$R)HZZ)NDP4U_%_>=K%N[VN_27DM8WIZ0*%D"/9H!7D2G+NV7*J:"]_N'L M8DI=F?*98BKH/G%QW^&G\GO47H MN#BM'D$Y956P8A,:-W%"0#+(*"%0P1Z=O\T*>DCPV"FEA.:/R)&E%[?+]*#U M%'2]B?>&) ,[7)*]F"!@5=K_!DF,$](,CC-*ZF"!?
K%Q:FX\4@2/+O%%$@, MA%F6*4\72S)*V8)]N/X*G+KD\Y41DCW'45!8"3M@B'-98SB4+:N$%=UN]W?^ M8@.ALO8_4U_%_6&D(R)Z#LD>"G"IF*@L(]V#'#'D,,7$X1 M^WI?;D5N415LN 5I%D$N/]8K'%SI 209E0]6B?ZK'^YEE(XX"@JK8(=^>?F! M-
T!5F]RBXBK8DGIERGBBNFN)&TPEQZQ+:52PBD_9:B0(M)LR64T%[_?STW&!X166CPYR"*NB?&K1*WIK**ZF"!?-^;VXNL14XN'MV=ID\ MCA2^0"$>R7N$AHD3#=WD9]WV,>,G-PA;E>WI/QA_-;=OZY9%Q($$?C%KK/M-
MP#8G//7(+86!79W!*Y_M2V$3ZPR)]1,4$BN[BOHEOV=T"0X:@C.]586M< M 5>4^9OC2#.>VIG8=Q[F:KF6N%,X/'MQ^*I?7,*]^\Y257D3'54K2X9"52-S MFR[=-(-5(.ZFOL%KALWPF-_>36(MON]TE/E:UV] J_%1-5(*FLC]0^4 C%6/ ME?H-
2%5&BO;"J6YC.!PF9HUQI5%FEN:U1XZ_O_,K/5!OA7[]V_\ 4$L#!!0 M (_,>"1EK3;DR/\C(&<+ @ 4 8W5Z+3(P,C0Q,C,Q7V-A;"YX;6SE M?5EW6SF2YGO_"D_.ZT0E][5.5_51VLHLS3@MCZ2L[G[BP1*P.$61*BY>^M=/ M@)*LQ9+%!9>\?^)_83Z]P
MG"9Y./[PEY_^./L5W$__]M=_^9=__1__'+R=M7;R9I<8'C^:O74PQSS*\^ M#>?GK^;G^.K?)]-_##^&5^]'85XFTPN OR[_V>O)Y9?I\,/Y_)5@0M]\[>9O MIW\,.04?O04OO0?%4P&'+D%45BETG!N9_M>'/^N<;3 Y@,2D0,48P#LG(67F M1^2(_E/__'[V]/TSE>
M!!B.9_,P3O4%L^&?9\L/WTY2F"]G_5EZ],D\6,\%U.)Y7([PYK/S*9:__)06_T5PA.+B M"LS_?/I9/] B3&&4%]/EM+REWZ^?6+$TAHR?YSC.>#5'-V\?3=*]+XVJA";3 MFW\Y"A%'RT\'BQE\".%R<#";T;,'*)VWTEK0V3M0/GL(17#PP2C+O4(?\OWI
MJ8.9T6B6TBQA%I(!I1#:7HUF6:6+,7[M@SNZYVA\&]F\P3@?),UX,H5,#U>1-)#CX')!*,$$X1D-289G,@C/O&(52;K^ M2[+E1#9;KV^'(0Y'PYI](7_S=#Y)_SB?C&A*9U>V9U""'\EP1*D-:@QP-&]YC M1D'*F+-!YK12C1?Q?385S,J[MU-GDW&:?)>$X\ MH2=^(-
V+4Q+B0)&8G$X)C-(T,QX9T-++%,:G& KY8$*T#H/:(.]3I]4I_Q[] MS#T(NHN%.= A^BAB EV]OK<9(00MP3]1BLW",=?:O[[S^CZE73]ERZ93WBX] M-[FX&%Y9AYH8(BH2#7&<*B#&>9(F&/+V@P05=($HA:*XGSF!=4/%M-;#WX'3 MIY1+IYQH)9)F'&FDTX2)-
FEO04]LZ>?H(,8D 06W,0>B>?8OP'BUF+^!BLQ* MCP5RE+JFXA/0)P4P9]N-3QB9['PN^F24]\"QYTWW6F)JMMQ^'XXGT^4$7 \J MU>0:V09R!G(!I3TY XY'R%Q+'94RJK36PP\Q],D@]X J6XFH$W^-XEK.-+U1 MNLBNXO-HE8=4(A(P57 6E3"O)R6)::ZOO]S1XQA2X
M(1&3W+3:AQNOIED%02)DD!EKD$I)]>)\9B&2#+*B3,W+(3;$VB:YF;2?]V;C,0OOR6%7/!$%F5?@45MB),LFY60E;^TFKE5.N,F(M::V-WG\M1!TXBY:&(P E^6<410APW@G(&EG1CF5"V'R(]S'TR1MNR8AO:R>W MF/N&14\?<32YK_]&A.8A+/90(98O-SI
M6QQ]\FZ[9,+6,FCBN+P-X_PW'.5!$,9Y&Q \E_3F5(B'02%D+@VY3-GXDE?P M56Z>UR>?LPLI;CQW'6;+!X%+>J6P@$XB4/"=@/X=662C1&2*2_K"CK.]F^T4 M3<;+YUZ5"4MMM4FT"*)G@2(\F\!EYVBR$\TW"\P8;#RJAQCZ9)VVE/MCNT ; M3W>
[M$W.PSIV,HUAF(_&K\/ED.SD'7 #C!2]!2T@&$XQG:.@@)\#M+S(,G7 M9%XW+\U^%E6?C%5C8C0623.JG$TQS!;3+TL(5VBNB>L=9N4]2-1$W'K.SIM" MMI.+I(1 :UGK^LRGL*QI_> E\:+)_+?,]RXNZN1B?C.<76W'T)3,CL:'GZM' M=5RN"D@G%TAFVF7K+8)QP8-
"4Z >10)$Q4W6S 7;VL%=]Z:"9T7Q9FNI-0% MC999">+UY13/<3P;?L0K8&\GLUJ,?%S.PN=!]@JQEES4BE1R&44 3[$;&&V% ME<47S4\B]#:'1\^:NFJ#(>8(W94&?@Q3!0GJ+F@"Q!4D5;KY5'WWJO MY1Z ;17/O8>M5K)IM).6&\B2-;=3MV_O4W#4 MC@0;SF[#O>?
9LF#S\/,E63R<#4PD(Q CV;.DET=F(O@B%!1OHLP8"M.I>7[D M/H868SHN]7C7LLX5IQ^Y!:>DL?W*?5%03@3:8P+,[Z+_AF-S!42WHR1?#<8W^:#(^XC6T@?=1 MAQ"J%LX:E/",.!8!VI*)%$(PKEIOKZZ"]T_[%TU7>G.AM#R$O72:,D#([%$4 MX
MG%FBY$6MKOZOY>>#9'PB8!D*]REF*STYT*2XL@C2..Y"0L38HB.-V\]-36/K4 MBZ&]U=AV\KL(<)DTG.*N)HK5@-L08X-2C""1QFT+*A:YW^>"G W*<3ZB.-% MK:)+AFN6$$0F'TU9CN!="N1CL^BE-ESQUJ.X>7>?0IH-Y?IMC=4&T]IE?!Z3 MTC& E#F#*E93
)4YJ4Q9G.%,!M4Z8??]^/S9,*?;?%PC*6\USPV=UINDT]\T MT*>:&AF1'-(804LKR9].&9S("G@,)=]H1=:ZN2N[_K ^13F-:-%>(,VX\EL8 MCBNPX_&;X>QR,EN65QR7.[U2AK.T/(:]P'R[BS*PF9?L,^FM6 IYYQAR3$ M-K(4RQW/HG7Y^890^Q0P->+3+H36E&&SBA8)
[^'GZ]@MAK/SROGCLCR4%WW, MQ;TG"(!45#6L3'GOZ3HH4GAU6HVJ%1][SM2[%Z-HI&QUH50](8RV8 M NF.DV#=(I,L]MMIQE:XBP*X)]C M\-$%SE]WC6J]?]K.6&W=_^MH\NEOF#_@C5=S@FD49K-A&5[= G-0YCBMU F6 MJQ1)S(X$#"H&!H$G 8P'FX/)5LI.-
G%;@.]5K=HN2;R.]N^.#CM9_X_"_P7+ M9(I/#D(E$T)D#'+*DI18B>"S2V"-9EG:).W# Y&[Y_3WA] GP_.BB-V0&7L. MWJY'U[*<_/:9NPG4'A]"NV+R^@^_#\.Z6F_?/ECAOEH_.MP',9I./YPD.;# MC]^*5A6CKYEME'K9BB1)<+;>XF:SBMA!W#6*Z+;?B;P,7Y8S?
EQ(@$C_M>3W%/)P/4(A<&$H(Q9A:&L+ 9>N R<"B2(ZSYLGG)\'TRE1W1)UO-S-;2*;= MUOLUF+/)36_"TW/2T->'>P9&6!]G5X#H:B&1"1"-SN!(-9K,N_,X9L2PB].LO;,8-V*-V QN M->0H@5IQ^4.BU=&$0\]Z.HH*LD\1,XD2*9UPB -P]:;[D] Z=71WCW8K4VE
MTK)@+"'FY;;,T6RV]#>LWH?EC$W:^0P%.8+BC(*M0#GD@LI,15=Z^SSLZ#Z MM"^Z*]/55%#-O9[C\F98QS_.L[M],!*G]SI?P'#K2>U%0\%I4 2LY& MDU%W MY?4\CFC-7=4?0N$TE%$G>N>/\>R*QLN;+Z_[W Z(KLDH,I:9M!_1.6[(.D70 M-
<,0HDE.=]EW'@75I^O%]]!WMA=4)_PY#2-2A?>ZKPR$0^^4TL_B&4A]NM!L#]S95DC=:I[[^0,I4K(."UA66[=:INOI0"(X MRR6&)$VWY'D5$R\-HFP.C)W&:F MR\/@O".G>4W7A[,?ET';2ZH#K_GK@)=%^P->-":G1#TZ5OL\EP3>.UWO<.7) M,^,,:=Z5X@DL*]'E1\LI-
Q%,)WKFT81EH%=C\0(S!7Z@7$T9Y'H_N L\^^ = MN>\=JIE-T\I\A[U-=JUEMI93N>"DMJQY%X/OP%F)2S]R*GH;\73L63^$QI)/DD<. M+'!1ZS$#^*(Y$$:7C8Y16,MBY\=FX.JTX_T9<$PC MST@9!E4)10*VIHEE!B3'JT/R.L]71M:M,.$C_7 RG2._B_IXO+[97FE-
M@7(M'_.E7][@#43-,SB2+(DMZ9A;-Y)_%M1+*&G9EDI/UR>TD%0G6OG-<#GD M>ECKN-PX%T?CNX>X!A:5Y%IKD)@=**,XC5YZ*#Y%=-(%^M&A?EX!8I*0'?% MK0Z%V G3'C^A_G4+ZWAZKV'V"1+]\7&Y;L8_B*5HH9DF?Z7NIBM)-BW1GTA$
M/!LA:>ZZS,!M!;Y/S0?VP.[=";Z#XK]KQ?UD>P74EB=/P+2E'\:3#Z2EAI2B MJM?Y11.;;RVLB.TEU.)T;G!;R*V+#,[=]7';8>%]F,['.)V=#R]OP=:+FWQD M-G$N*=@7-"=>)XBBK@0=@G%"1M.^:&=3L&6_Q0O.M6LMVIMX-QOKZE[1;R M %T)1EH%+,9ZS8FU$&U-
;UGON:Y75^36-Z"O!.PEU/QTKMBVEEB3@N=O8-V2 M^VA\IW-,K6=#]2,76D$AF*"2+7!>XY5KEO>\:*)T M*8UV'>-H NK_JU7^&$85ZVV!=?T+8O7]#^Y\SU.A]6(IUIS0H.X^B_]/EKD M99_&=![&'_"$1GA8"];Y@(BC*(+V4'U(4(%)<"(R<*DHE662[2^0V.T(.\]H
M'=_TOKS#24'+D",G)HZ8W&\Q]5'K^M-DDI*0Q^HUCF U='U[C]%?SG^2"^# M+L2_CX2O]L&%+$.]4)LL7U#U@CXI@(7(K<&"PK2.PS9-^.ZY+\:+I^>VXN^: MGH_MR(BHI4K&@*AM1VBU.)H!FR 7PW0@,V]T:U=ZTR.U>[X!X,73ZI-J^V +3!L?
T.EZ'7=/C/MZ\IL,49*'@&MI G(MM6A9(H.@C"W29A:*6B$V:=@*<-];8=O29)->@>M(H4GX2F._V^[_N"QK2(\O MEXGH>YKFJKB4:T,&QA1P@==KL%! J$>+H[9UNZZPY/D*-%GSM7UR'W; EBZ%
MTDRYKK>G,7!%YB*#@&QKETV5&$7;W(!U06=1LDVQ==NH]1#VR0?HF&,[$.%N M;X[Q,E]!04.6U?E5CI"9VAV^))&+]KFDUE7#K6Z.V56+[!U1]KFXVEW[?$^C MWB^&KZGDVMI[43?&O"@Z\MK&,HE8>ZUH")]3]VIM<-*[+$3KG-F]V%[*?'6
MA.I$;!VT^;\Z#7A_@]523*X<6.XR*%[]98]\EH^)UZR"Z)U"=IWX+R$+;/6 MW&DEG1W?()*,Y89G#9AC L62)CN;"Z!ADAEE4\]M7:5F-XCL>S.I-87:2VR' M%T"HXIGW*@.Y;;6^DI=:\!;!A(# MU)ZK2GCMLK9@7%]68F?P.7#0,2L61*31M=[@HJYQ'-5S]F21BLY>V-85
MR9LA7??D]X_K!W(M$/^+?LXWT[)U5$1%V*DX9//KLE JLP,>$P%N#*8M2N* ML=8UH*LA6_>(^_^ANCH0VFXZ:)\<'KP]/#T[.#L\K3,Z'?Y7;;^R+!B[NO+M M;!K&LY"66<\W._#T29-M3=Z3=,^V]L/=,O6VW4S8TF#.^^_7V*F730'>5# M?[6XP%R+@]/-'#%[,*+>-
>RQ@)=%@LRZY*(%HKOO!H/_C M#T-Z"=[5LHZ6@0M200XLU2,=$H)F] .992D)I1^V@EMI>(^_K1>;K;NAPMU= MM Y$T63+]2E+BYLR^,V=EY4? MW=1AV6Q C>X'>8M$ OP]^;?5I[UAV9>O !8X2%I[H:P")0S]T-6CU60[N!;2 M.8\HSD_^X2CC_C[9#P_K]?
!1FUC#03M1N\4@B."P<\ MV1Q"$C0S^Y]3AUC[5"K?">\<>!FH[$6[S7,"J:A\3P_3LTV3@!7)GN0)&2AC(M?0NUV7.$K*S4-DI,]77KG#4A]L'1ZB7A-A'A?GA&Q,&!3T4S:W@]6[CL>:?! M)><@%Y2!N^RP^8;^VB#[X+[UEVMKBW$O;/MULI@.F"HLE81 B&JS,IXAI.2!
M,64D,R;GYO62ZV+L4WE;[[BVMA#W0[7A1QQH'J45VD,Q-6A*]9(H07&.CZBE M1A68;]TJ;%V,?2I\ZQ_5UA7BSJFVO$[S*]08ZERX#.B]K2>\.<0@"CF83%#\ M'E/!UMLX&P%=LV3NOP_I-A=GO_(B@P1&'@YJ\U]D1EAAFKCB(M4+NLH5?
UQESR[7.P/#L7D.]K=7>]]OX8Y^M:9,R'GQ-]]>"B_C90C 63BB"K M'VA]2&<@R,2_X%99B]U"KN OLB\R#IL6TO=-1%GNPO/'P9Y-B&/2U$LAMS>/3N[.#=;T>_5-MQ M>GAV>D!FY.C@EZ.W1V=AZZJV&PFEW ME.%F8(63>I2D@5,6#)13GE[,%*
Q6:GLHTZMG.\>LWD X_7^X1NX6*1:M MA 0N>;W:+E](IAX#9B&)($*Q5CXC]#9(.C9PV6LE,^,@6#*M4B]]P[JC4-8<2:4*3AUQ=<1+N9VD3"@I,0X! KD$MPR*M M.X5L ,GOG#%@#=F%YE MK6Z+HS<&86_TV[DT]VDO;BMDF"W%<5Y[VW*R<(X+H
5#D:42(1C+D)9-=[;B MB5]FKNW$[?!=L4I8\AMLY!18A]H8/!<'1M?3 "(6UCPKMR'4%VX?-F/<=K9A M,S'ORR[[/5BA4GP"DCP7)O#8%X5PW-F$MMO79'FQ'MYU*<-]V M8%F]YK+E3D::&\$MS9)1!)@B8Y:T*U)1'!16.8>V)8S=6X'EX'GT =5R0["V
M$PO!0Y3:@9,8C,C!N[S#38]5Y^=%VH"UV;:]"5A;QONT $NPPI3H4&NHP0SY MK]Q!R+E6=W$ODM'&]%6. &X!X4?0_QM3;9?BV[?V/QZ3=X3"Y$CF26M63U(6 M#I&B)&#D'+D8_UM[E;Y$XK=ZOYOSC\E$S5'ZT&Q6KY=*'(+3A2P-,;:#459 MT[]_S7:(?P!;L"
[WMC,%6XE\GR:A3A/W20IT"4IB]>H&%6 M.@P)OEF>+],@;,JW'CQ"LH1 X^9 8I^^2U4: M=K9B;(GVZCI 3[Z>6K;Y]$?XDV-!QIH.>'@=VAY6S(XW8INPH=&J6$<^>TW) M?)H,K)=&1\F U:N9E?,:O)+DW\F E@D6LE_EPI3-$?2A8*FG7%I7/OM/[Q57
ME+89@8>P++N+$ +9(?1>QQ0MY]YTR*:^'!WN*Y_6EM'>TP4RF6*Y#:"-4'6[MJU[O36!3S%&B5]G;YXKB=I NZ/IX<$_YM+:$]D]GY>XIPU1D-% "#Z ,"HBH M/ @>LE%6N=*D#.D[$/IP!+BO=%I7OTHVYT@NPUQ=K"RMSZ/]8;P^)M;FLFAT+>*9>4Z-B-
FJ*TX/Q%1.#Z(H S:+1(<60 MV(,RA9V6V>X\71E"DM+6)O+&UX;-(4/06H/VZ'CAUCC=^@[+EY^N[(!KC5.2 MZXAU%TOO.S&72S)$&Q!"]2E46_.>)L(<9]\ M6\9DH43)2PR0I(NT0GB&6(L[6:+P7Z:0C&Q]K72'M5J[ZLS5+\ZM+<@]LNY] M+S=PEI B-YN4
>5C!B=HK00ON$*C8W3[W1?L4PC>2\ZM+<9]4]J[ZWPIS8CD7 MR%K5&\9(/<Q)[4NAG2F!@6668C_,)"V%H5[.)(+):*+=?T#U YQ4 MVXAMC6S".C+>^SX EI!D(728+2?U46I+\.(@*XU,VZ3CPWAK'_L ?2\ZVIAJ MNQ3?OK5_S444&5"3)P[)U*B0QP3.B0P$MW
GL?;HZE;Y?Y,MVE4NK=CAXN-=<.JNYMRA&/?N,5^=,]8RHPKU0GEI:*)D M[71K M6 HR)7+ODC I85S"^(>FL+*J.%HX6WMJ14 M<)4C1"U/[/>BF/J%D&\3,>XF77-\]K?#DZL$Q>8=MA]Y2--4RG,@&UWK<#P_MQ^GU3?&I%!?
()H'7CBP5<@1GG0+T.3IBCG6L=1G8G==OE0E>3&EY$]_'7Y> MTG&<#_^Y&%[6BU$]7>N-)N>343ZZH*G^B,O[4@9262,CD\"DIN'&3"ZA41:X M]8QE):,+*W7OWN#=?4AC,;N >]G_6>W0T3C1RTF-GDVN;M49%!L]$US1 MF+6IS7-(+2KT],-G)H++X6%CF
9WECP T8?<0BL^M)GI9@)_/\7+,,PW'M$X MWQG?Z\5T2A@'GGF=722C*(JZZF07N;-0I !!9U]$X8TIL *L/D3]K4G16AI- M_%0"E?$CCB9+??5Z,J-!:C31DW8"3EX3(<2&8< M@=-6D#/L:+1!>Y*@4LP7*\@A;KSDU\'7AYBW]=KO3#Z[B1K>'9\=GKX_^,^#
M7]X>GN'T8C8IX\D<9Y?A2Z#8:/-(8L4'-XTN-AE,JXM7)^,/]965#@/4SDKI M%6EX20H_)@DNJP"2210HL81B&R_#N^_?7N44)*.5*3K_RNK*W] RC4LLH^QZ MUN[,Y[-IXNJO?X8 MAZM<".8WUQ>NDH6\&"XN*L#$A1722=_^UK.O)8,CUQ>B2CYC"+R8UO?!K0&O
M%T5)'9"E&_ET1*#783K],AQ_.+BZGM?;D!1/#B(+9 V##^ 3,Q#06^-B">QA M#[O&C+F/IT]!24<,V4(N_=$CL9SG.)LCE<151LOY(F'=N.!K#*(=M?8+E^U M-!E'XU1CSCQ@ HNM;=5\/3^D0M809:V1D4Z3*TD C3/ 3T"9/OLUM5##V\F
M,E:5Y]S(14+.U657M=.)H]51,#/FG/%!M4YN/ *C3QG/[3GP;:YKNWEOF-Y\ M9&BOP^5P'D;5Y UB8%G]&,%8E\E#,A9\E@QTQ&SH,R[B3IA^!U.?DI_=4:.) M1'9O7RJ5:>86T^5F7QOS\O@S.[,N*PRAD7'YKA\A!'HME ,B4JQI300*5RSH
MXJSA,7FC6X>ZJSMRVX7QOW^=W1.\#%^629SC\GXZ'*?A91@=C;_I :0WE5D'9C,'05L3FK7^ACV5H#[9+Z:L>RA]M]=2)O9N[4@WY1 >Y&< MJTWG1!)DF4E%0="DSDWVA45E639EG^3K85.G?G!N$P'ND6K+DN=L=8ZAWLEC M6,V8+[NB2DVKI-
26"9'\PM8;#9LA[5-DWR.ZK2W$_1%N6>@<@D\Z&01MJCN9 MZJ7?;MF@Q4FEDE"^>1/)C8#V:1NT/W1;6X1[9-NRUX.1/NA:UV>2!A4]+8S" M$;BD15*\TYZYO;.M)S7$/63;NB+A@\Q;*N"#O+'NG=\@LL5(*TWF,"8NGGD M3*RQ:P:6&+=*H#.Y=3?".Z_O4W)A*TD_5
Z;3G$[,U,+C]_@Y60VG-\,ZLL MG?61DT/EZAW)M2 -@L@!]"G ;RKW[:>]&0.6XSI=C//T MR]W1:2XEA70:1&"$A4NR/]R>S),Q1<:,D+*3HP[?(.E3U-V4 PTFODEQ[S$9 M3AH\.3OCFW*A)3UO>6E%84[9 Q+OS[ZH3Q%O M$U&WG]]=.'JG9\>O__?CM^^.3PY/?R_?
QR=_>>;(;G&P[BHKYB4D\.CL[/P MN19'"HWI7VU15;'QJYJZBFT&W* 5SYOAQV&FA\P.+B]'0\QGD]\1Y]>%_S4T M.,'A_"ZV$_SG8CB]/C"452HU& &/VM:\"-F.X,F/0&T\D\85OLJ!K.U ;%WK M=?/RUY.+B\GX=#Y)_QC8()*LO7-18+V_6Y,^]"Q"*D+H]$-4L;7[^1B./OBA
MNV7)-X5@VTJGB#_Q>+TY"5>M+EO,W2)YBYJ(9@:EG+&)MMXD8 M(412Y9B*_>:VH.^OAN^]K!>%H?NA1C<":W&GSHY_/OANS\. M3PY?'_V[NCLZ/C=:3K'O!CAI%RU!_A].!Y>+"Y[(B",9O-)I-%G&BSYD.\FXU0]R%%=6TLW4+WU^G M?\[FOWS%.
(C)3!&%P]7.=O3G/2Y!JH3SGV;QMJ!4!OF.E=#>_9I M4FW,;."+#T+2A)A8,[*F'M(-V8#Q4AI1;-2^==2Q+L8^94A[1;F-A+A[JM7B MF2NSL-\0=S]\BN2L&K-8-T-.@N?3\)\BRVQ==_0^(**+8;78 /LZTNN
M3XK^@F,LP_EKBAN'XP6QYIH^D_'LYOBY"=E%GX"'6GHN$H*K;0F\$98+9U7* MJ_6!7O/%#1KM/?;"@4PZD*^H@7E7 Q9B>ZQ9PK/G:WNQ\[88E70NF91_/1VG,7<&DLP/MG"0P M/H/S.8)7WO&4O$6W%_6RQ0C);YB,$\GD2B3+;FSY_RUF\ZO](&-U2D$+8%P5
M4!8UA. TF" Q%F4S-H]T5X36!P7;DB]/JM*&$F]_0.Z#>WU>V^P=C6\Z:-$7 MKEK[_3V,%E?"&8TFG^KVT:"P+)(T-!EEZ:(*\DZS%&"B81Q5$5FT/MRS/>H^ MI8QW2+JNY-HU'Y^8HH/YM5?^U4N_YYX/4(O$A#80C*(9U/5)B8#,7A=A) Q MFQTIO^_?TY7VL].'1Q27A
M/"XWO:AN^][_,IG\XVQ"7S@;7E!\]V9(CYLBN0A?0TAA:SD; V,%[X9+:>V" M-!Y"GU(&;'TH8G9)PDZ7M$K^F%*&^/0&_#:D@[2BMQ[2U]21U$R9R:9YMW2 MM\';IPQ#CSC:1+P[)>037IQ+P?L0)4B;ZDEU7_VYI$!D&Y&F3=N]T'%S!WQ7
MB80>D;&!:'=*Q>PKF[]:8$00BV7*<&I&+-WIG5/VTUP]BE+T2,>;B7. M?NR?V1E==KUR=<8/1ARR)9AIR<#1Y)EIP5E:@@8LDC!1QE;8CZ[]Y)T4[-Z-, MEJM8M("01:A[WP&",PB"ER",SI+E52[Q7O>]?<@C[(7&Y7M;"*:?:3^4#L1 M4Z&)<*]>IZ\7QRY/
6C.47M1=&Y]<'$YF8;IESLFI4FA_JOZZK]>1@ MD64RVCF =_2GK$3P3B?)L'7V^C$Z$_%Z.UC$D+8ODD*1:8HN*@=?DKOCH M&6?,FF2;-_QIGGSO]O]_K2GRU)V1K>32\/J_!\!^FY+%)N<:_>D.KV4'A3A M E\O!\HE*AFMY]]&KCFR1-('4[<[5]P_^5T3H1
0'U.]%BK1\+RBX:G"P$8R M-P]2&P:,B79Y=#"Q&U:7;U$-F3\(F1DHBI Q^IW%UIUY5@;7IUV_76BA)D+]1@T]FIP,G^\$4@.C M0G!>!)"R3D4)" Y):PIO-7V+5*;1F^B?YU_=IPVXKA5/8T'L)B5Q>'#R[NC= M;Z?O#T]._W9P1.:];S MR8@H/'LS'"WFF ?(,2
:6OV:)*M";4U#W@A)6]D04^ ZM$X@K UR6_OU?CHI MP_G;JQ@E9]6$K?L;I/NR2A""]I"EYXK5R1"MO>3;M_?)#*Z6*0*-TX82:'R MH+[_5Y]]1)1_S]\ZAU[-0NT&25^B&:4G?CBDK\^_#'QPUC%I(4EN2!.] LYQ M!>2[ZYRLM1);;]RWP-V+T]C[H=W.Q=Z,L*O/TR]A-
DP#36;?;6Z=']S5 M$MY9DKE+:G:R@-<1>K,%?,?BL214-$8!MZ1%%.-D\1)FBK!P]]CQ7PV#^-, M5!WPH!43F@8770W*/4)42H(A[&1F1&+-.U*L";&C&?GF/5>RSR@C&F' D71] M/6?MV$ZF5]3M"..S,K+U;M]: /ODRW?)M8?KJCLIMG3VK_K^A]&U9EF"NV\I
MEI\12,S7]>8.IM-;_GZ5]7?,6^.$!@RFMN>)'LB 2!!69Z8PHL76[-L>=9]4 M_2XIN6-Y=VLBGIJAVY+C@;%DPB2%0%$'5HN$:-94-L!C\63=R)])K?8KL^S?;U\ MX_W7AVUQ$5R[E[>]&JZC26F4!+[%M-PM./AZ=74MWL$!S:^2RB'PHLDF\RC
MQ<1!2\4,T:NQD;T#.O6N\)KPFQ#X.Y?V3;0HQ-2N)NW_]PV$FH%&3T(#/2L$5Q M$$RHNQ4B:R^#0R_6TM.=*>2"'Y;[HA(F#ZAK72&GF?2)?'#-L"AM!/.Z=1OQ M)\'T3\5N(^>GZ;V-##I0F]\G,W)X'RPN4US*&@5@3:(I)_7ZWK$G#1YCEP2 MTM9;6]]'U#^5V
TYMI9&$U5W>OCZQA_F0KB[\"XNPYC<[=LS$D=W%#.%3^2, MWQS./JFR."Y_S&I,MQCGY4U!5T6L@\ $QQ <\UMZL/]<#&=7CSX[IQG]F8S M0(I2*<=)W,T/:ZP,KG_V>PL6?,\[;2>B#LSYO6Q59"))5GL"1EJ$9PER/,.^A" 4 8W5Z+3(P,C0Q,C,Q7V1E9BYX;6SLO5MW
M&SF6)OK>OR)/S>M!)>Z76MT]R[>L=B^GY6,[JW]>M#: #9M3$NDB*6>Z?OW9 MH"1+ED0I@D0$*=H]/6[=DO%A[R^?<>__^_3D]^^HSSQ60V_8_B3_S/_V$ MTS3+D^F"__C3;^]_8?Y/__L__^W?_OW_8>Q_GKY]]=/S63H[Q>GRIV=SA"7F MGWZ?
+#_^M/R(/_U]-O_'Y#/\].8$EF4V/V7L/U?_V;/9IR_SR8>/RY\DE^;R MSRY_.\|+Q 0A!L>'""H%ID0KSZ!.+VFF-7@BKTO_[X2\F9P M*Y8R#[+D##'PU8>>3*;_^$O])\("?Z+E31>K;__C3Q^7RT]_^?GGGWW_<_]J_MQ/G)GV?
S#S]+SM7/EW_]IXL__^/6W_^N5G\M0@@_KW[[]4\7D[O^D#Y6_/P_MO[YZES[B*;#)=+&$:IZ #T^+[_^A]?1F)/?TE_NIC\9;'Z[U-$BQ7"GIP M"3^M_8OZ';O\U9_Q(1D2OSYCT7^TW_^VT_G4L.YFD^*WMR]O
M(YU,ES_GR>G/%W_S,YR<$.+5)RR_?_+_^--B&M-'C)/9Q$9_12GE>(-,=[UZ=MC_OI9+&.!LY-E0\2W/[LIWMDI M3%H*^-9-T"[^B!VB]<1YRVA?O.YUW!>@KR)L'YDFITM:&/X-)\1D9837-!/ M3G]>X7PVFRYF)Y-<=]AW2_]W;KF+63FBOUSM!(N'P:>S?Q% J84\?\?
_5X+XYBLI2.",R5M8G2L) ;*)*:,$AIX@D>VV0T0D 6LQ-, MVZ18X+ZP&(7W11E=_&!K6B'X=CU7;'DROUS9Q4O7Z^PH\]EI4WTN9\W$>*XI M OVGGV;SC',RE^A7]YW@+^EDML#\'W]:SL_PZH>SZ9)8_>)D]4!Z2_%#_6)3
M)BSFR^,W\UD^2\NC^3N0M&;H.9WRHHCB M>!1:T-EDVEV_)8V+SAY\]5P^G5E.QX;H44V13)?]INK M/;(0"S*..NE(7FY,Y0$[;_VGMU3C79;TG3K<5NRSIC*[K46^C19_P:\HK$U1 ME*92TDR+>NB! =:'B:9H]3@8P?-77WB8]?6AK)I^)Y=6@L7:[M:VM'R(\XO
ML*G" 4NTC$OCF09)V+2U+(OHN7)2^^ ;6]+WX7G,6F\N[]M) MD =2_E'YZVR6KY]0[V8G^;@8;93-D0F'=(SD .3\:T/P4$B,@!Y:O]GKT8Q/ M@#8:NX,&#<3=W%..G,:S^0*_+O88-"B>RN>%CCS6F+PBHL0NMC: MMS_YD2NR@;@&,+E6UM]?
<8IS.*&5/LFG)-6ZRN7D,UZ /(9D4PA!DV-0G3C# M::72:.:=(JPZ2*UEX_>Y"ZY'3HC!5'";)FI;FKR<+G&.B^4EG(:E=9DN(BZ MY6)+' 7F//.6PXZ<*,;,^(&A -1_C:"O:UGO:V>G^.G.:;)*@=(7Y_@2]1$ MRM/9?#GYU^KGQQJQH*S!?(^%W$]C610)&?
A@=4"+O+3.;W7!=2",:*Z"VS0Q M34Z-U[/I[#Q?//UP25\3+3DN1C+GD,!I1X8NA\I23((;%,J6._+XVY\4=V Y M$#HT$?5M"MC6OM^QE1FCX(%%V]+J(A.MCPXLY6),611NW1!&_W4,!Z+RK41[M6]5N^\,_S4[QU6RQ^(4$\.*?
9Y/EEU]Q^7&67TX_T]FU*AXY#CRI@"JS(@.= M7#XH,DZP1B9=2"[+X# U-PDZ 'OT 8#VXF_H1U2OYJ\DE$MXOQ'8]]]B_YZ1 M"/]&^,[(QCE6)AI'_T/&S,K X8I%+QU3U@7A! 3K0P?/L./C'JW>AQ+I &[! M):KXK)C#,8E[H!EX45-8#@& M5AA60)/
#):UWBOV!#JHV71F"H:P!&IL!<5-Q+R%W]4P^=LLOA8Y7)4GF-< M'HODZ4 5CF'-4)']0WN=*I'V/PQ<\Y"-&8)#]X(Z"+:T$_L GL>;^:Q,EA7A ML<&L?"8DQ3K#=(F>Q8"<)8D>-0!$U3HJ=?7T1Z_I#04Y@"?Q&I=7)LZ3Y7(^ MB6?+6CKX?
D9^3]V;2$ST'W^XC)4<"RMLX9E\'>4=T\$$LG7B*A..QG#A('8] MN>]A^=X@'SU!AE7+ &[*-X"/I4PNT&[$5-2" ."8YSPS:[677,=L<^L@U3< M#DO_O<1Y6[=^6]V^@/F4]+9X@_-W'V&.3V$Q2<>&>V.]BQ0@GP>B88%2(G1 M-E92RN1YV];[P)U 'KVNMQ?
O;9V'UCI_/CDY(P?H6*%T5EG!#,;_M"4^@LC(M0I&04]!)8Z>2^BVT?@'EX/2^B8COR"AO72/T=ZQ-J9B??"9_Y_.^/JM2.2HK MC(NCLV7MV*QML!<\]8G'G!0SN=HO&1WQU$7F5"P6:_0#6D>>>@%\]#093AUW MD&?KPI0U:"^X?0LT;7,%=#:9H5*::5X4(]_7D
U1SW__^8:0: 7_&*Q*^#QT_RV]K;]# M+SYPC,[@N[/UQ6"0T5FB#UDBY$T6IKP7@2>C7&R=2QR*]C[7'). MA1B;%=,(FH6H)7T5M3!BD)K8Z/DQK:.8]X+:$_ZAGLI>AUGMA;X M (73-S!=]/1T =6GB;B/=WL7H'&;B0=0W$U7MYG41Z,$"AZT)LLF1P%,ET!6 ML-
2US#L#%!\@QO!X];"FPWA73.@C["':(,F]G2XOVO!*\3;7&#I7FK8^'6L(MKF9A"XA09/2]>>SZ^O/"]R :J.1F>FM3>0[0\7;-H;GLL^12IE)K>TYIHK M!C)IEKVRID2NV[_9MT",K^7-=;+>0]Q H .\O4]R7LD.3M[ )+^B1EZ76HC>P7G;NEC^7D"/6//M!#U +\W[.<+B;/YE
M19.EX)*MO;]UH)YQ-IO(^ !ZN#>XI($ M@?DRGW*!*AO0X!014$(]P"*PZ#&P DJBCR9:IQ]K_6XDCUCG#40[0'G:DY3. M3L].:I1L5:!?39MS.6VI8Q3OG!F+93:Q.^9!V*Q5)P+7I15IC4Y[L-S M"(9_,WD/8"82+^L)5K,8]__[\MR&_3@[H<]?G,OB+0'_93;_'>;YV"H$2#DS
M"TXR;-DP&5@(F;I=>L2UYX0]R+9M$UT>4B5#.!*W@9'"S@Y]TG3-[4] MD"3?I5(O5H,HE#IEFFPFG91B/EGZ)R0>>7#0]_W$G?+8Y0H3""/@_9">F=" MG4\LBV;".F<$HLZIM6G5"=AA4ZN];@;P[>\#>5D=C;F^(/1VG(]C"#]+$HND M?5>Z6O(8R)-5F2%P*WW*
E3K4K#^*+]?:C706L/(0.WOO3[,XZBLL-_"M]IK M230%)^?-OE$!UT8X)D6AC=7%P((C%S9BH/>B:!7$C2CRG?W3FSS[,+DSBB8& MZ)C[=3*=S5?>P;G%?RFCVBW^%C.>?CKOX94.K'=T]&*RLK9A>>.:]"@RQ%"3; M,&%HG4?N".TP^32D?@9HF/LFG?(6EY-YI7T-
EM7A$O1BG)$UYS/(8.@P5LF0 M21>S9X$C9US(1.>T%[%YFW477(=-H.:;&: E[^[@PZ64*M7?G<7%)$]@_N4B MF$&G<[UI[5B8Z)PF7S5[HY@N*M'V"8)Y2P=QX%+%T#HLL#G:PV;:2%H9V?6!W3NLVNBY/]U[D\CR-W.D42GP ?:SZQ)@7H;#=.1QZ]*.!;U]^V
MPG[8W-R)AH=H9_S:QG*M<.D9+#X>*R4L"<(RM'7>ODFIEBTY9LDUX=Q(-+%U M@< Z+(=-I28:&*)9L5'(/Z,5QGK+')1 LI&\6I+ N/2Y:(&2AT'"68T2.L/T M83U_\>[9VY=OWK\\>GWTR]/?WKU_>+=NR>OGS]]\N[ENZ-?WKQ]\>[%Z_=/ MZN^?XR+-)RNS?
%:>UD_$Q>)Y+3TYV>0ZQU9/;MG9-8@T&K6 O<,?GZ14K=K* MGCD]]HPLC%7KV='\V4>8?]#=X?I?3*9I0FIX]34'K+RP(*5@"AS0"^!R+065 MK"3A>0E_GKS2HIM06_\&0S .?]-NC*63G?='%>O.#KZ?4]GQ\?)IU53A]9.!*WK],H:CY40
MF(^>A&=M$!!4"=W&.CUPD]XW#]U5L]N(>IZUD'?CZQ2_KFH^.H"I>$5FC<> M/_[%F5LHXBYU;B'%@15+6Z#')"1S.M1KBL@F#08$LR(HX M,PNU]@'C7K*WE75L&(PX^3X%7Z DQ=T@"R_G'=-!]DTK!PD4BIR5> MFGH?
<]2V:%0[W'O9^@+3GS_,/O],'WW^+M(75Z_A'0_\?@[7;:7=L"RK0CE' M<=GCW %'A[/U8>U??^]X1^K6XI\UE%W#G?@6'G""1^TC0UO]7)V06+3&,FG1 M!AE]0+W=&SR\#M>WDW>D$[2.L 6KN7TU.)TO,KR80)R<7W2HP_?+]U;.C^<7OWL!\>6%' M$&J8P@[77Q-
U\-C]^QVU2B5YHC'34H26"H6,22&=D:,H'#Y'7K M),# 2QH_E[#;H,T^,:3Q)>K7\VRKRM]](IW7 [^?_7]G<#(I7YXLWKYX^?Y7 M4O+IV>FQ4Y(G9_+%A8:V":+10(K,Q@14Y)=MK;>#_Y>2#>\5I]?@]NW85&S
M0F5V,IE=OWWBR6*!RT6=.C>I]YN62<)WGR"1%6XEDMND65%UX'3AD<5B//.R MZ)2UU+[H3B?D!@__GJ@TO'8:WS;4'?"]=?SD''!.Q4<"1K:CK:8D&1(1P;-< M;)%:1ZU6VEG;,C),$OG=R[^^?OG+RV=/7K]_\NS9T6^OW[]\ M_=/GOYXMWUNQKAVRL:-
T\>;_O$EDGCI]MOE"R^\!"^O#F!Z;)>D_?/ ML\FG;SN">5)HI#/,65]O4:VC@SD2CS6"%5PG!ZWGK3R,:NM2D?01\]D)'I6U MSSH/8&&V/"8A6/2I5)O1LZ Q,QY-;7TT>L(C,B&JM-EDP%'<@C$>21!)#,)B.DS:6XW-IG[0!K9Y-+!Z'# M[8;?IFH9IO-[S>KI R["0UT@#C3GM
.\W4P];:[.KM394B\[HI -1F2!G!FK M%-.9K%2/R;"$*B8.0NC0>CKXSJCSP)34?6!.'W4,P)BG9Y.3_#68=HQ%9I-D M849]1ULL+RSX>HUE*%[4]RL5M#Z9OD6P@Z%:K94T:R;A <+QOYS-IZLV3%KI M+Y,_5@V9%\A,4!:UDRSQ2"9=T)Q%50)3OI 7&W62HO4DB?
5H#H\'C23?N.+H M;8UFK#:ZY)4R/!16=!+UUAC.?+VYS#M+)KXCMLI.C3P/U!I]?>!!FIN;B[1A MG.\KB MZ=8'1L#SPVJ'+PW<4/@WU;>%Y(9X02_@..>,CDA(8]+M)P&PP'U@ M$74QWGH$UZDC?=<*O*<4L*W^^@BLL=XN4D>7PSJ5L85SQ:P4L5[NFEA0&IE6
M602(7G0<&?> YKYYZ+BE@!N+?=9"9@TMI140^,,:$!%*]HD[E*C^,7W$:)5 M#*,T,B8M3+?VL(>4=_VACU!Y&\ML3$?XMP66LY-7DT+GNW5&6; ,2AUG"IH6 MJF5F8%UTL6BITFAA[BM8>V3XMHGVME;%VE=]!QFLM_@9IV?TL6GVX?R9 R6N
MUC]HM'Q5Q[4V2E.=%\7]?9+QY;3,Y]>KO-@%A-K!_H(>,Y_"R;.SQ7)VBO,K MKFJ():8R6R7OHZ%22SJ"'"Q)]XRV(NKFU[]L#+9=4]LOA,73+_1BYK.T7- [M^0[GGR<)%^>.#T 4("0R)T6B8R HYB,(YHH#E[)2232?;SO$0L9*EXW#U?59 MM%WI?
M]H.!TSDC5]L%>'<,E]S>@# BW3H(\H'#/6'GS*N\]Y(#;-! M9-BXH/X(;5%]+PK$4QD,M]@VY,&\%X4M2D=N:M=6ILV;O>L)A M:'5KV0T0K7E6)QM!6OY]LOQX921?M(,<&U>TS9S,H.@TTSX*(EXB<-)B#!8X MF-8%"_<"VL$]/SMQ,-II98 \]L7]%\=1 D(QEG
8H]Y*DD%QEF&6(4H5(I>\ M,3LNG_V]$&$C6;_=)H8)T[U]\>35BW?OG]Q_\>[L]!3FDW_AX]@\2?\FRQ6 M3WD_A^F"V%PG'FX>I-OH,2U#=-NOLU& ;M6-<.VY5U0K@;Q%AS5C$&AG0"U8 ML!J8T!(5*/%=QI:TN.-7 MFZYL*;WSPN5O,>9+)0V(EZ]45"XZ%0%NA-
=Q# M\-H6WCIS<">0L0)<;71]ZQ+"K66]ZP#4NI6<%PZ*P+/AP')QF:QD44A(,K%@ MN'/T,XAYZ-=@EP&I!MI]@"^]I3R Y7H3TV4Y< =4 Y5IWXUH-Y79VVOL 0IL M(>[QR* P\AAR8"GY0/Z: ^93YJR T.0ODS-=6E]O,R8)'JBQ'HL#?:3<..3T MCHRL][/?<7X-U64-
BS,T<74@EK:T_%H/<1H5)<^[/5/&-\':2'_M67/A-8XS_0VF2_B [V9GRX\OIODV-LY+R(+6YP CTX+\(7 ET&FF!1]H0P%L M!\4^])Q'K]ZF@AQ@S_ZE"A1?33YC?DE(IQ\F9*:<=UH__?(K_-_9_-D)+!:K M74L&F[RNT^T25T1*D1@D^B<7Q]-$!Z<*%:!:,RD>^";Q8-]L];
]$:Z6&_M,N3./N,O\+\'[@\ M1WEIJEOE-<^.>:RS)DUQ#%0*+"L3I25#SH=.A11]?-R[H1PV-5K(O['W^V:. MGV"27_Q1+_R\ N25#C8Z9CFNNG>0 ;%S8G0N_3_)/\([CL@@3I"G,V3JO&WUF4.^A#L*_--%I$6,'O?=][N-W?@:7 M]MK)7\,SX]*
([H#V;N=G:X[LP]<97],;4F<+=30^.S9 '04$ \&R; 5M@?7, M_^D-"\DAG74%!72)].X+>=9X*OO.G3Y:;,R9IW@R^_T.$T@B2H@AL9)ES9> M,-#U5E6PF1>>+$3>@1AK/GX\FV,;CK,M*C\3KI6(X7H5T!=WR9^#MON M4WBO!BG7:J*+(4)4\\,I6R#%I* MT*;3.?
+PHQZ[HH>0:,,8U4UX-R-TQ\F'(KTL++A:NR X^47T@YK1X8*\)&=] MEUJ-AYYSB*K>2I:-(T[KL$V^L9*.@](E%HA,14G6JZZC:XI(+,K@3"TMR:5+ MAU^WIQVRSK>0ZVW-ZY::O_J>[TR7]_!I%^=G6)^C^>C,W?PD&UUGM_EFFVY+5U^^
MQ1,RA_.SV8+.S"!5(32")5[]O7OH680<:M-T,DH*8427G%C'QSUV5@PEV=O* M=XV47V'1UO?5++Y^:GJ0TOF"+%JH\]*49F^E9R MO:UY/TXKZFN85^2?L47#Z:T/&Z:M]'[,C9I'SR_;>U=#!]MQ^W!2X]'O/B+6 M"8%/3Q:UCZ^.RG[ZA;[Y-%O R5_GL[-

/"_](D[,Z5[W^S:Q>Q'6& M^8(JL^GBBH@Z&#);B7Z9UQ!F((/$NYB9]"4Z)5!FW;I!?,3E;6LO#0_UO"1" MQZ*YDXI.:$OO]X#"?$]&.8BN:%=X%*U-JY&6-E83[KZ^,S>MN7UDU+XT"G^S MS%4B9U(F";[VQ948,0FT3)6HZB@-S](+-7ZN@PQFRA3YV0IRLC06G,S-J-9L_
M6E9G4C%NIO^S (!T GR6[YTD<-0_/D_!O:8,O3+^_@!%_/EG?ONY>- M#$D(S-JQHHR]?9^$/9G..'H=A;9%J=8=]O@'=^U;JS^^|@UI.X&R/ /;QNL MWEV#Q;CDD05=C6#PG'D)@IFL./?:<.|?G|ORPZ:[WZ;;0VX-4%?5"_"UOI8N ML,/>!;0.4*$/*@)3#P.8N$F'.)
MA\S+;W#][;[AL@O:[[WALI=&MVN:VT0=>]!P"0*TSI]YG#R=UO+Z M..V$"/S"BA3*@ITMRE1O81#$GN)?]N0Y+["*]Q]*-CXQ#]G+41R$3AHEX%+EF0 M/-1KI@2/-OG(NTQLV->&K'VORQM(4V-V;DOAG0G9D"VD"(TL]8Y3RPP$#R!U MT#DVOTIC;S]W]YU?
3;4W=*;H?DE\,]+@V)5#5;+(ZFM2#G]%QKM4\HP3HKF2I(+U4= M#%G;79@S,O]< !Q/C7FY'LT/Y]UC7B,-KLTB#-.\]/+UWUZ|>__KB]?OW[U\ M?=45]/S%T_>;-S%U^-"6S4Q]U]"H]>G]"O:7T\^X6*XN6+WBDD)!NX8#5E2T M3+M:-,>C9P Y^&*($:;U-
4#W(]IVB[KSTR|B6#RE1-LETR;2D<]]'9H>(U/H M"@>1BA)AC+6.V]#34/\W]Y)&HMYU&TR]U_C7V7SY 3[@]QE,:6^\LA?K#][3 M!ZQB']R1(|NY9X57_X-SPZ L&AC2]YNO+[3Q04/7,S>"=?@$D5R"KD$;5P<71\V"*YK9P.DG2G-4]E$3
MX:$6U9%XT$?.K:|@PGF9S4|GTP_7C|"O%XPF.HJR8A:QEM0HVO>,I6,*4T@) MA+3>=SC=[WO&#]KNFVAA-H (!SCD7\VF'Y8X/ZV+_F]C*BL$"%Z8R%+6N6^1 MQ90S(TB<8PZ!Z]8AIKMP'-A!O[6H&Q:]K\-T>2-Q!U0#'?1W(]K-,;^]QAZ@
MP!;B'N*.RKO1Y0Q"6Y1,.D<[%$1>;RLI#'/&X+BP1K6>_S\F"1XXXL?B0!\I M#Z#[RY/IZ^448++/M%]:U*]>=:86X@?FE19(3]@ WKI!_P:$\0_^%I]9M1/K M *?]N[.XP'^>T7GVXC/]\Y7/TA8M 1P3)F4ZVP(9K<)KEJ)'F:#XP%N78ZR! MLRXOK.@
;Z.1?"VHWAW\3U3U,ARWD/L QL!Z@]=6N]Y(* M#8)V+@',2RE8 :&X-U$7.<(6L4-#8%P^]!'W\#RX/+U<\($<7::BJ&9/K=L" M6J]-6$3FH029A^7 KDR#1H]Z7_T;2+FAC7!OEN/U685V5%:_.#96RQ(P,B%5
M8AJ)_+X4SD+)H20KL_.=T@";)O]^0;,#,K0O1AE(^(V;$]XM]^4U?-5>/C;9 M1L]-8A[K-#Y/B$!ZEFS2#]@"GR=#1!"O%FQ?R>'-GCTP9!F:+$/$,#X-D?W"R2\8*]$ MB24&8)E#O4FM3KV]]Z5R[Z2,H29GFT]/7H/E(/C15."WB;#]G62KSK@ZL>PX
M&,E!Y42'7PI$R7H[&@:LEZ4Y!)&E\.U[=ZZ>?E#*WE"HM]6[\15@ETC>XB?X MLEK947F'Z6R.>64FH[)D'RO)3+&URR"83&AQ'M;=T/>AO8/:36O,VE,4[_7HE8G/*6 MH2V):5YCZ 8"0ZD-=V"$5ZWKBL?]WWOQSS/RL'[%Y<=9OI5:%,HYT%$RA;HP
MG8UCT1>RI4IT%I1PL;0>OM -V9[T]?7AQ?]^OF8]V(<>OX>6=?NGB+6&<96K M\M&4XH5G%K2N\O0LVG]](^WC]]"'E#MY1P\$[K?!N/L"@'9TF>U ;8U[O];A MNLA^=4'6L%?P?C3CMPB.I]79H"H9ES361C"KM*;6Y%,Z&5A,0A-"06ZEQ830
M*8V|AV2YISUP'[G21Q.MY_8+P5_8OGF!/.'KT*Y]#P6SS["_&2V7.+K9T>E M3!(^/9N0FL,$H;**GU,-V]+95N[BFU%/XXG/AZ<]?#P+[OLNE>]NM>)KN!W$)!- +!MX!$][SR!-/VK5.2CZ.LNEA^-!'W*.532?%-4>=F -/R*)W M# I9.6B#(IS&BNI4-MU'RF.537|S^:
<.AHF.G'9$7IN)DF>^ M+MYYZ;T&6?3-^\D.>>[:(%'6]HHH6.'69XQ0%X@_9K!MI- -9FIMHHT=S6 3 M$FW)-4^&0E6/&NH]H)R1HVUU1D,2 X,@*|:45? ME<"XRUP:0FHZ78SY:&:P]1+_ S/8^LANG!ELH: 7I2"3TM<.$9M8]->>|"*C M-9
#)MW8FMS'&6R#Q1ZV%/G@Q<[7@G%=<'VO\]AZZ:SK'*Y-!#[F/#9MK!-< MTLZGZL[G!;G77F0FK==)::V"D-F0INH\L5AT3:G *]62M(|10Y>>]@<>LT=3V7KI8C:,(!LG-N\? M&*=]PN0DX[Q>[@XA,8AUU]PV/(QR>4N$W4?RBV(<*%]K
M*3X3++2UR*,PQZ4'"#F&W.4RM\?40KU)@6=+,8[7(/\4%I/%NT]SA'PT_1O, M)]507178QQR<4RHPHX(G#NK,0K:991.*EBH48;N\T)L\^WO@0QO!#V[%76^I M4SYFM)I)C;6W,@;F<]#,QT N;-#>IV&GZNYQ#^,V%>%-!-ZXB[Y;#P[Q5"N>
M5EUXY,]ZCN3/DL>LA8A*.FE2IS/_<;8W;;HGM!?MVF3 T.U-+U__]OK9T>MW M1Z]>/]\M/?]]]/+U^[_1+WY[^^+=57//+Y,I3-,$3I[#$F":R;]E;S_!R9.T MG'Q>W4,Z*[]-TVRZF)U,,BT___>,E/8WDD^]RZU%/]3(4(=IH-JEO)MW7*V)
ME%V]8/3^<"%7$|QJ+I;3$1@5;7_.I:Q%]C;]YC4*G=&-U(D5:3=!H)Z2!66%H%_#9BS!S;][_RY+* M\S'".GHZ<3(#5:?!6I(A)#)%R2Z%HDI6'6]BZT&ZWB#W/-+?BRBS,14V@,?0 M"_#E;/$.D ?*$6P =S?I@X&)L WMMM#BGA#0"I4<)^@(K@Z($8"% I%L^) Y
MDH>E36OK8F^(]T"Z8O]YUT=YN^;;T7QU _6E%XE?AZ[+5"QH\ATY8&9:T4'A ML_';VB*-%Z"3;CT3]@GP\3WQP2FR#26;Z+=QP/?)K\^.A.1_?_]?LU7ORN+5 M]V>7E2,Q|\0!R$"NC7$<@:QD2_:RS"$'(S-9RAUB-NN?L.?T:*.N67-9-T[H M/)O#[X4^]%X>|>S3Y-
5)NL!DLW8ZT=M00BUS1H,L&)V85#9P;4![ISKH?]WG M?V_:;R+GQL';UWCV<5;*;3ZZ8LCY@,(4U"XY"YSY2,OE'E60'&FK-!UTO^[S MOS?=-Y%SXUFE[[%FE\\6Y[V+E] N:P_?,,YE?0WEP@R[84%T-D]9R]]X-$ M%])/3/!H(&&@_84TT?@45 M7=(@K&=!1G*47"90+B-
3TA:"H+UUARG+Z?IY*QZ6._SA;X M]\GRXVO|0$+YC$_AA(1"M Y1HR+SC&&NM=1!*Q94R"PC-]$73N96EXC7Q@"^ M-_Z,IZT!&EH)X>P4W]4*_56?W]4@B@$E:QF^%W6$BT=@]29U5AQ/V7"N?&I= MA+<&RL'9M"U%/X"-|A8_X_2,F&F#0E-
H\P,)@>FH+1V/,3&T/@E,#HQI?<7L MY,/"UWD39=RZPF4#20Z@T=>X/%_>]]EB<2P2E&(QL;)]M5&YL%CH8#-@;-;* M)=F\".@; (>AV\UEVCCQ>87B%UKXF@WKKW/Z_5%Y>?H))O/ZDSI*^ ,Q4],& M9@Q$1GX/F<
ZU>'!*!A]Y07GW!K;)3NZ%8C'38AQ=;"?;2]WE8,,WL!RWT-W MT(K260;C-Y48%\B4Y)P%M&34&N49F"B8M)!T]!;YS4#WX365>)6=T9P6'>OM MO%XA\]Q9)M!QEV,,V?QH*MF +QLVE?11QZZ;2K:^,0(%D/-H@5Q)0>:?\(E% M#8GQ*"SM\.1PEA]7_;2C2ZNK?
OJH;=Q;6[H@^W'53P.M=K^^91.5C'P_E(C. M6&Y9,C66J5;N:#4S4]#&65\#FH^4+$-=]3,05_IHHO55/^L+MQ.W$F)R3-@4 MF;;9,B_IU,=82H1DI3.B@RNX#T7RK770K?*]CP ;9I8S3HY?X03%=THK/ MB:N2]/6.6,/)F]56)W)DK67W;'AX]W:FXGYUE+(0U0>'7W M
7'T^Q3GBX^33V_HT*'OX0,>@\W*'"'N8*;6+,A)' 6HYNQ-H B]&Z4YSV[?N M4;T#W%XG0[>)&PVCGB$*^.8(1^5]KMV;\Y#QE^.8>?9(R[5A=8L._0.2&Z([M&1\BR]R%:TR;=5@.EB5-A#]$AO6LBN>H_$9R_F;]X5> 094H%!U\5E5_H]3K
M%7TIS!KEHBG>P=MO&KG?O!PC:[O^D3O(V79< M__@96QMB#-IZ)B573.LZ\-PGS5)$'T0I0E@X](RME8(6'Q.34*>!YF+)^ZB5 MF=%F0#KG76Y='_]H,[9]^+)AQK:/.AY]QC9"XA&482Y!7:SB++](#(,0.<2D MC&R1*SG@C&TONK3*V/91V[C)MR[(?
F1L&VBU>Q9N$Y6,G.:/W&J;%<.L:SFB M< R2+2P[GX+&1,YMI\M]]Y L0V5L!^)*'TV.-=3*.0-)1,^R=>3"IF*8+SXR M\CZL*1%\UM#!&]S]4*O6\N\RJ:]/\ ;.U::<@E!8 Q"Y7I9.3\|7L;/[EM^GD,\X7]_WF?!Z1 MX-DF+YD4"9@N(M>6WL R5\$E)Y,)79]>\EYUE)
(H^5][QO&K)54 M#E-DH]A8[3[!O%6:*1&*>GL/DQOK_]P3N.PAIVUF\S7;D+Y!_C^PZ2;W],;WC\V[/LH; M*X2@E044RC.;>&#:B,*BE9P%^BEDE9.[.8)H3T,(HRFF2VRACU1W6NBF(+@L MHF-%:\TT "W:"LEBDD&2.5# M\ZP'4:AVS;IMF'4T_@NA3O@')4W,%_2CU].
MKU^<=^R-\[3HP+@SN?;(!+::]164%*;P& &Z["'=GWAPS!A0X ,8+FM+\+(3 ML7B;6'0Z$5U5HBW4*D;;:T+ZUGO1NL/Z4=8_;K-Y-!'^*/5L]]=/K2X'S]H8 M'@H)PLEZY[,,#.ID:'2&W-"@O>TT?W?3YQ\<2493Q@#^^+<7!%^_%7@UI25? M.Q9-
N<\V>Q*B5K]&PH#LMJ8Q!]GTL%PW7IT:G=T!T>]@174^ :(C8HY+T>" M?GDU@VFM) =1KRLP;M48BI;0!\&4YIB]STZ%L/&NU ?)P5%I!PI]?+W$YK7" M6F]V,&W(I(T G#DG502'EG ^4K(,5;H]$%?Z:*)QWI5L5#)1__MOET55):6B M>&
^.G(Z5*VG"T*P4+@WO/:N^MC!!_SV4_>]3+N7K&=-!#5P<;;2$6(IA +1 M,EW0L6B,K+=:TF)S=F2>?4?%V9N8!MN*=5C!T5ERW_R5?=!AC^+L)BKL([+V9^/=]XBG M1%M\=HIQ:1+3KG9PV6A9+(]6I5 ;WZ6M:??WM6\G[2Y7KO<1U0"%1K7P:8GS
MTYH:>D__S8]71NK@%"IF3;7BHD-:I 8FZ/AW$ .HS!N'?N["<8#G:#.Q#Y"^ MO8GILBFA Z]!*];O1K2;HNCM-?8 !;80]Q"77-Z-SB%B@]"93H.+.?)O@^U M[S)%GD2M=$NMYZ.-28('"I3'XD ?*0^@^V>S58U 6B6 9C"]O$V:@XF.&\YD M0=KPE*53:O4M3]QKAT&6U@-
MUD 9/Q/:0E.S]F(>P"+X&\PG]7RK92'G1?8N M:\LC9R77@(#P9*&$"$QZ6KRG)1?9:8)!#[7?Q'# EL!6XA[@+LGK>"Z[;3H@ M&L@"N(UF-Z?_=EJZ1^5;B'B G?\N9.BYXIE\5!#$;0[DHTK:EPQZXP)71O/6 MJ?"QE/[:3^XSGM(=@!=O\-T-
L=\]!GGT\F'C\N+.IOIAU4]X*S,+XXC$!", M5'6\-Y=,!R]8%+F.ZO79R:2R].V'GG:$-KX5L*T6;Z;^!U!!XR82LGOR;+H] M%7T*TW\S1:GT8<39.B;Z%Z8?SW0%' M)@+$LV19U"MGDQ;,\U18+MXD[X7V]9,[OFL%WE.+T%9_?0366&^_D]1.STXO
M/7R748#SS+E0IW0(QMG#VV:S39QE6$5MK:?8-QA(ET@_YAF M,R@1&DP5V42+>S+-!]75&*F5GNL55Z:T5H*@^2S#IS\4MCI)O>HIMF,S;L^ MRANK.C*:8+D4F?:2ZTVDV MN=KS#H$ED>G$-](Q,%DP)S X;9.Q99SI6(]MFLTV'4C#]&=WTVR,H+TS6W(S
MC*IS-&)@(*1EP@@/IF#1]+ZM1(V(,V7:$=+'L&44[#M-S7PD):[5%Y-L<\6?X" M:34BYU?XHT:^G\[F\]GOY,D]@T_T&R*\]*<+9NAJM0.1XL!I]Y M;GZE8!]\!TNFP934,(Y<;?9O!WQ=;J OZOR4&K,Z^E2UL3@N9&%AS*6VKM"^ M&4&QP*UD*L:<8X02;V8.
[W20NCWMX$@QD*!O4\&UH\)79.]Q?GJ,/I*9;3*3 MOEZ]&W'[RX'MO!<690Y=PF41AQ M?]<0"4*6F7GOR'V/7+&HM&(\2!Z42:X4')1&CW9^9SLB-5/0'2&YK4*U#>9# M&A0V!DRTG0:"'[)C,03-"@]TB;[2LHN%80K)P],B6Q:S,\R2-RB,L
3=#T6KO9_@.2];>]OC#A+)/1CA^?[5LZ,W M\]F"]MW)V>FK5\^NOAE\EF>'9^]@]&=?B8P_W=,8X4*TB5E.&]A]PA&0L<5" MX#$Z*"FKUE&4O9ONB2B*D(@LY$B>]:_CRZ#/9UNFZ9R^ZM)KNV4=M M(P]][(#LQW3/!EKM,;%Q Y6,2QI-
AF<6,3)ND3P8'SP#B9Y9*WR,6D0GPR,E MRU#3/0?B2A]--*Y#O66L7A1,*E6 %IIKI+XF!5&QF'ABO"09,Q@NH8NCN.;C M]VK>9R_IS]]*;N#!GYGK:*PWS/E:'R!K'ZW!3'C(FE.(>Y]Q0]M\.M1323ELQ>%0^:C] $GC'-'>*3@L'S"9O+2B7_4UM M_FC%V#I<-
(QZ!N#1VAI>(P7'$!P+$6CUWH?ZMM0;VFUT*7]OF]/F4190;\.2 M)L(?H!'C5LWE%<0GTWSUS;>M 7)P\@AUUO6@>F:?(K:(I.11RS62NE:E]QO M!/1@Z32\VD:YK;A+QC%(;4) QX#7Z]AE;3LQ*)AR$!4/0D=9.I@HAYD WH1# MXZEC;]PO.>9.\CW=I7
^'E>D:3EX#DSDFQVS0LY6$$Y MYK@Q,F(HUK=N^MN[/*\K4A>;(XNB;M6\WL#C>&"6O!91 'SJ-FKH>|CS]N'+ MQKKK#,H%;*VB*4Z&38?;]YWEYT:9;G[:&V MD?.\'9#]R/,VT&]//.\&*AF7--*K])0$%HHVY!-;S;P5@7E1"OHH$NWYCY0L
M@^5YA^%*TTT#E@_N;12O]Y/2+X]M]D0!,B*:0C (&7!..?::45?A]S!$[SU MP7N5V^TE\5DK<0VW)H6=U-;(1M MQ3ID5K<+C@/,ZO82_[]4X":R&S*K&S4]RZK$.,J:[)*6MIX823*B&'*MZ&2Y M[^S=!QWVR.HV46$?D0UU2-X>(!
<|)@Q>L9B!E];])B.4IW]*CD%K%6R7D5KK MG[##_&XOB=]U2&XGKITF>2V/7]F@&(;,=*P7PAB\KU=0*EM[N4SS^]P.(\F[M3:QH&/7L;MZ>$R0),(75]08UBA\9.$?_Y)B*YDH:T<64/I!Y>YLP8T"!CY'F M73=:)TOGR'&43 :!%2?1%S&3#U+S.
[0'8K4NVPUAYF_W73G&4<=^YF_?0;TU[2\=_|[@_F5 M)?=F\"3N0P_>02:WERS&3^>2I8./#H$;>!!B2B]#ZTKR_8N MGNT0BXE.<;! MD#QCDLRK$IA5WM'_9IEO#L_XD<[=@BZMTKE]U#9N9]X+LA_IW 9:[9ZBVT0E MXY+&6Y&<5)D)8RVY+9
88$9F>0#M1,Y9=IH\MH=D&2]=.Q!7^FBB<:1ZG:5Z M$7ZU6I,3:R13NCI"-GCF$R='2#DA=98!N.K@)=[_E+U*]/;2Q6P000Z<]94E M<@_$V] M0:D9SB"C9%R19VLT';,W*[XE^7 M,MQ$=D-F?;-R!@+WC Z>PG0(@8'4A*<$&[)VWOO[DDK[H,,>6=\F*NPCLM97
ML;VE0^^7.4S_0;^]2F'RPNND!EX'5@NFM40&R=7;R".7B4LC=9<)G'=_^@ZS MO;TD/6L]HUF>],I]&1*=78+60B1#HR8O68A)PFQ7@^'K;OL#B/3NTT8:1CU M["[3FVBKRZ@+\R+H6BI!;#?!,FZ5]B:7$DN7#O\#R?1NPHP!!3Y$IG<^2XAY
M\0N)Z1U4H5QU@_X7GN0RFT^^2N88"@C:0S/S)7H"2UNK)]^#-L28C;$I:.U; MIWO[#PX,@VOIL:)WY?3-#O%5[/%"NIOW]R!^FUWL7,]A1@*2P$BG:92$,CB M:7N,T06+SMRLVK]SI^G\P[/CQG#B'N#FM>>31;C8 >'+?&4]O:6]MV M6C3P7R^?'?
UMDHC37YYAO85AA']!>YZY@U*!KA(8OTH@%!2!CC$&K@"YXU#(MD";7C&LP,6D%6 Z^Z=MD(T, QVRNUS1'6QAHEYFP"K3Q*!*VWA@?;95 '[YL M6"701QV/ODI !#2)6\,,XH5ICD"^B^%TJ/!@.5D2.;88]WO 50*]Z-*]2]"/ MVL9-^'9!]]-*H(%6NV=^-U')N*11]
/GFIQ:68=31;(VO2#3UFK)A99*A=RI MKV4/R3)4ECDAZ B-P#9W@R& MWQE=6/N O:H-Z*6!66OQ#5P6X, 7Y:)E1=?;FQ7Q-\3DF DR>]V"E.I[&O&] MB>VPK5B'+ OH@N, RP)ZB7]=3GD3V0U9%A!"R)9V(B;KO&-M"ITM7GN65%2I
MI"Q5OL\KW0<=]B@+:*+"/B)K?7B2A[RXV.^U22DK>BX6X0@&>A:A-AW::$"A M0N^[!..O?>0."P!ZR72VO4 :9VO7G\HN)E16 TN\%B 4F5GP.A&R(DW.7B'R MQV'4M--9V-D%A]/EE\FBW@Y*_SV=FG9R>P6$S*)*WBX^=%15(A.+#,2:PQ M--
>U3&_=!.D##9PAE#),<6P?OL@"P | ^(9(VK-F%,36(M2KO390M]C+O)7 %HU61VC+,L@YZXY*<1&7])0)))F.C<^(P"+/&+>],XUZ:0A'K\>LX"W4"A08@4\B;P,C"-9F$8Y1M M/>-A&[SCY^(;J_|^<@VIN\9F["N8YE_.IK7=Y"VNYE2L:I-*M$&0&)B 9)D6
M@@P]XP)#]TP2/I!LNA08WOWI>UV'L4D>LI$@!ZA+_H:6+Z?IY*P"O).,SXB/ MDWQ9'(+6:>[)3P9RE)E.VE23W+ BZIP)IZV'..1VT@/KP=%I5.4-<([]E618 MB]V.IN=%D&^^UK<O7OQ_MV3U\]?O7SR].6KE^]?OGCW::."KE_J0O#5Y#/FFX^]HB(144'2DGD+O#:U
M.N9K\7O@%]S"E(KI-+F[QTO;!5>[(]Y[GG8>U? &,>;HFR\G,52]C! M5B9#'?--:V.QM@]8(#S/QO#@6L<=>\#;?0RR+4%FXRA] %/K']A70+^I07@8 M]D 1RIY0=Q.O'$SUW2G63&_[0#<7O!6R,"BV]N+Z0$:LC]SH()S2P)-M702^
M%S1[(,]YMRSKH:X!V/4*88&+BW&IA/C-"22\")&1GHWW"L@=]K-S$]]^2T 6 M(D\Y.\-IPV_,I'O@C.\Y#]K*V3!Z:!R]?(HGL]]_A?D_<%DC(M-\CO,"&&;D M27A:H2NK02R<^:+):2X)M?' $1YR#!]\R&&]O:UL!]@7GL399SP']RVL*)0R M7K$216!:6,Z"#X8YD
50;,RYM9&\!LIA$J.E_!L6)W80P9.4SD[/3FI_[9/3 MV7PY^==Y8+1P#-P7SXS!2+N7(WF S7503.#<:&6R&L\>68-RK\C4QK,?6%4# M)$[N0?P:E\?9>5Z CD&>$@FCV-JG3=]&Y-8*'0!2ZX3]_8B^+]+T5<$028[9 M+/\^.3DYCB[:% UGLG)4TU9*YZ),C!:G8D%99+=[#?
ND-"Z>?8!*WTBL QPN M=S#N:P;N*T8E>>%>"U8X_:.5\@RTE$QQ5-(7&TSS>S6ZX#I 6C17Q^BW('3+ M^+R:0)R<3.I_/"R"ZXZ'[2++]=":QTQU124#D20Q.JE M^ME(*FCD"A[,!Z 871DC5HI M6% NT&9N,?@8DG1=>NGVA3QK,DY[SYT>6FC,F6LA[V^BFN AA^!-
S;5)IK&6 MX.6261()P*44K>ARQ>Z:CQ_/-QM#(W=G$#869^.$T4.K7Q=Z-" \^H0,N'=, MZT!O @_TK8LJEF)C<"T,DL<5_MW$VAU+"2/SID8?N5 Q@]XW2]?H8T@U)6:0 M87:)7I^D@,<&'-G?R.Y0?.@KW+6GPBX".4\^?)CC!^+R=2K/RDTIPC2/$.C9
M"LQX@:!V,ALS4*3)_:+_QUGFJO;U*,U\Y($5X9-+((25K<,D>Q8HTIE6#8(S ML.: M Z/_3Q9!]A.2K2X^%NN\5V$?U@UT;T(LD5-=!]%[4&1:A>X/V]B!U#]EM6] MF^AM#^B6"9FL+=[*U+'KP1D6K'9U<)'0 F)]?P'07M"L84WTF"SKHZZA(U3K
M"O&**L[IS!GYS.0OI40&AI.)@4K9>FV1?K1)R.K15COV4MI]0:P6$A^@.NV^ M"FTZU@LW(;'H:E6FC()!X(8E&Z,VD*5WK7LN'G6E_"9<::V'X3:..Z]YN51< M0W$,D](%.V<9Z!+)(%0V"UM"++[?;O$8*^4;;!%;RG:]K7K(92CLM]\GDSS MK5WMV!IN7(49=):U%
(M@\CH]V'N1<^'%^M;=-!VA[15QVKCP0RAE@#/E:/D1 MY_QTQS3Y'S@UO3;B'Q0Z!1*S>HD)'IC,KTQ7D8F>)8AZN@#M@[X/(3I -G2 M5 U[%1R_DM>BG-7KS]XO:_A]QWL>NHN]QZXR&#.H;:3R(:K$5,B>3B_!B;=$ M+:^RY27SK)L?"WL6U#9)1:^49%"X(
DD,NE%S7YSMSK".?#6\XD>:5"[#U>V M"&KW4I>H8. D9]&E[%4!X\V(MV]BC#&]/R;(^ZAIYT$>P&%)$2_X,9]9S5B2&D)@+&K741AC_(WRY]2I[A"_[MZ&'401\@)29.<#Q&70-W@GD(P$]0*.]47=.I]AV)5Z;]'& WV2:>TN]V"%=+A-!'=!^[]UDO32Z74?0)NK8 M?
3=9 4#MZ.!$'64-REOFZPTE/$]D]RL&)Z5]=LF M[S":^L:EWAVH7^,?R_>_XPF9\[/I\N/B6#GK,-=[%GTNY,Y#9)%[S8IU60@- M1801B^<[(-XK^C5F1X_I>(U5.VZH^ [T_P=A_O[WV;&(B4M4G"6AZSTD,C!0 M'@D^EY:^"#],.$!O/= ?-
&RHR)&'@*X!373"XR)3BLH4EH523 M'AHDE9SA8 M44S1@&7,04_W0?W!P*,*'.!BV/ZP?YF=S8\#5T)%KIDI0))"^L?7;ZT3@1>M M.$\CWO%Q#](?#&RIRML$U#L@(/WML0:G8R:; "W(U];FMC6)!F]I10)$$@]86P-^O]?IW3MC M55_5W":.&Y X;[$*=C+]<%TR;W
^F65Q[%R)V]0Z==@!_8-D)2(=;9Q=HH+ M$DOK#/6&4/>*:H.']9HI;>04$[T*UQ'_EDD.*F[ZZ] +^=D^>7KN^BC%YB\ M8Y@,+2(8Q>K]=HQ;A.1%S;RTR'=W!G1__J=HD;.B]^Q+(^F>&P*Y@"TMUOO MR;#DM<<9"%F7Q14010556HS)7(]@OU)< ZF[S[R\-
KH:>3^]\)X!(&ZT/A005 MHBED*F9";[2\KX-AA\L&TA?#0.Z6^!>A0$5VAP2X4Q6)S(H?6 0I6'" M>:5 !H$R#$>S<4.UCYIEO;75,&B[#>P:6I$2!>VTCEQB+>G=4.2P9?7)DM4. M/*(T-Z\>:T]R46-@CYMD?;75,#"[(>QO@W@I"($]T&L1I&-:\%2+K3(K4!"U MR
$%'X9I.P]Y/E]Z;:ZWAL'7SM.==0G(.3+CLV5:FU#KT!-#@<4A9I]1-:#5 M]&'5Q\&8-VQ2!B3YXZY8B/YM]:FNI)DBLA<,!'?LVY FGL@ M?&>!K5;*:&R>W\I$?3,6?&W]XC)$0CY]'=8'K @KZ#AVD@5%TC)D\A6E1"BY M2SAK.Q0'QJ015=+8#-\">8V&0+ 99*Z^*03:2K-
A/H%@)A@+&L#]T.6>D.U0 M_"#3IBH;&YO@WP5]. !?2Y.,>D$,EUO2@VTHI) NRVWUH!V?:(V^+X0:C- MU=+8FMX"^RK"(9PIQ5K)TL].%)$S,"(P6U3FVB==1!>C:4L8/PBUL5(:&^#; M0*^.I=>9Y 3(BE>RUMG6/G#-5Q-NL\L.I.R2:]X2Q@\^;:R4VWSR.^#3C5(Q
M(8V.UK!<##FDO,[@M0GJK(%%" Y"RX)ED)6"8(T]O0,EF^(Y,"H-;)][]A6X$,.LGU] M]/[%NS=/_L^3IZ]>O,?YZ6)6IK,E+C[]_^R]:7<;28XN_(LP-;,EH\ME]_C< M*MNO[>I^YY,.8K,Y+9,>D]H]SZ^_"%*4M9!2)AG)33ZGVRTOG?D$@(P $, # M_%ZI-+8G]^WXX):$M-
NLI1'I[*\YS-^,9_/I5:75_&%U,]8HLHL09=&U4XRL MSCH)=%[%S+@G'Z@UD_0&*+O6B]Y][))GQ0:G G,.N)(+9GER\+Q*]%LF,#LL M%#X,NK]]DL6VT/']@LY=I7HL1+"_3<:?Z2S]6M?SB?X_2SZ,P'FNQ=-.URV7
M\P!>T6]YEBB"E28T+Q5>A^-0A$4[Z_8^A]VN,AZ"W_>IA6U30=4 W&RKD=T M&.K5W37VA GL(.[]&8--'$N*!60BITMI^@D++^#(H4Y!.8$23]@(GB!&W9<- M])%RXY+8/\C)C>3[IK?5V[KFKY&(,G+IP&M9E^@2A" 0$B+]+ (]TR787??L M_4<8+60^:2BPQC2D-
WA>TG]'\]<8:TSS_1]82$93@(04.=5N)24Y8.8>LC-6 M,2E95%T8OQY]R7[K%W:7_SIE[BR\QI_EQSP>3:8W*KM7H-2&(]P+H V)8$R M,@-]QD%'95!36&Q$E^N\C2\X86VV$5KCBO :S/XVP?$/6%?YS?AC_C9?0"/% MZ&N0)I>TB$6X3 (,E- 8I*+(KKL61?-
=G[A"6MZ&*$V+@)9#[+]:X5- M110N>3]"')'B6M7)C &2]UTP3]*R86N%_WC/V>EY2Q$.0&GQ^V0Z_XR??PS6 MR]X]6@Y8 @"],MBB*&1WVHFD%-.R>=D$^W%W#CQ]X*S6I]6S8BE7YEP"IB*]XBSH[4 M@(,?T O44?%+./8I;Y^N]>?@8'L0>R-
|X3=3)]O@&]%IK@():O*(LQ"/?PT M_>(E67;,(G0AHNGUTC,PB^&$W+C;Z]7H\Y=YM>!]LNLL=H4QQ]"9$1]"X@%4 MX(4LUF6(!8/DPFE9NK#%='W?&=C (*)MW)_UPO?8O9O9 98VZ\ 0<$$4].DG M+T@L689HE%4^]R[AQU8O/P/#&%
[HC5NN7K@>@*V[!EPLMTH8$HHMAN(FZ0"S M)O$8Q;4TL7C;9KKU27] M)OV:OTUS'"T:''[-LS@=?:L_OBOOEQ7YWQ?9/"]XR%$1TISK>%W-P3:&G 3;38\-TVT[8];YPD*!CE@;4;,'1*7H/ XRBA2,Z<:J M?U*VM^%*YP1-KX_Z&F=X:^9@-+ZZF4(?DPB&,^!TE-
/Y'@V%BY*!KH>[2TH9 MU;5<[\=3]^<>[4]\+DR8B;'R1\WI4YE\^?1E-T\M<';AK1%YI.L!CC>0L1?ZY M3I-'5DBFGR:?+7#1QMK2Y2)%]8 MB*!$X(#,*[A.AET\"%TT?":1Y^Y>G<59N/KE>5].%ME;).E[2,)8(K>7^DD M.%58(!CA F,RZ]2%KO'N4\]% N_!@\]9=\E
/GCP,]']=H(<8)+>W33(]0S8OQR]6]#Y/(_T%?LX7PC]T+F9P5M#Q M7X(!=":!-G0X9*UMLJWGAW9'=^ALY&\#$!$TTT9#CWL]TIC><7 M629;0E3@T3M0SL,*^2LA9I>B]4S%^T3>C2WE+IYSM(T=)#YXB>T?8USR[]!& M.IK%"O#]-'\=77VMA-#"]1A*U*!%O49)/
+YEPB2,R&TDQI%'M0X'H5WCK;2 M3A^#E.N7/)WF]'HTQG',+R>SY6#&Q+T+,7BPN48EJ&A_RZ: M*8X.AES2*W; M3V%W.#6.%VUU(GZZ[D"ZB4R5)KH'^5X*26,\T7FMW;#!)BNB];*SS MV^_#T5O+='&,MZR'EV[@,ZMZE_545TKORJA*^U1N-=XN[B-D%
M2O2IR *9U3H]76>(J$I:.YC@H13.G>UM 9O>=F[*;R+5QH5-=Q'>(*L[TX73 MEE9)RXQ>T:HE6:(S7H,W4@EI$^.YRX7+(Z\X-PUO+[^-E4C#,UG>I6)I0V*Y M_IE#\5=V6$$CZLI],._*W??],**D96V&4:!Y]L=X1 BB<'!"9F/0>_+36CM&
MCP':V>M;_!E"8XV6+2G+2KK;"M!K(:04-73_:?)*LHP5#5H7.2&[!<_HI2F80441NFY.;/D!Q M-!0^O?3SB,>PA7 ;WC0M[F=Q_'EIQL)$8;1.%+]:4DO\Z2#3V<%BPJA2(BC> MZ-C\'?|
M^Q80>]L0/&E@,00"XNAD3H0F"TE+CYKSK(N4!+3A&=1]14Y".Z=]%;S6%HG].YC. \/IXF$![C7OHUG M-1^B Z*!,A4/T1PF2[&;EAY1^0XB'OASOT:&9,+%8654K404@LS:>PK(/9-) MI*"\]3ZTS$_M2^A-9B:%UWD>RC;M27]3_OIK-<_KX[O6'%4F <,:K0L>+SX+0 MV
"H(N&2M+7Q*%#:+O?8#Y^|_"S"KK*>-!/4 /6K'Y?4#^_^S--QK9Q8ED6- MQI\7Q;:30 ;_F]L5K+A^;9W/]@[@CM9 UB2!4,L)F_ MSO059>M_^Y3 M3U:'.PIH)?\%YSE6X9CBD9KLP9NLZR%.0C!R02TW10L@3-F6GMD=Q&=+"_Q&_W-_/N%D,(I[1A$7GOI:M5SX,%!]
63 MD59$O8^"FDWX#G"5M-<:E"9Z:$_O?KM\M1K9C_8YS'<5%H MN1APO>C,]O^]EMM^]}V"%S&D4E+@8$*MMLQU-I47]C(A9&>$UD%U&?Z],Y!S ML)[]:Z1Q;/@4^->COW-Z^06GG_-=S$H++0Q+@&4Q&$?53OS(P#]I79V8DCK-
MDMKV_<_%>)K(OS43PA.8KR.FW_)MO*[X8D]-H64=L,-8#:1+_*,$8;="E/MM MN5O9R[IW/Q=;V5GNC4D6;DOA+]CL2]1*%!!&^F]\Y,DY84#Y%(5CTB3L$H-L M?,&Y:+R-! ?P8N^:(GG8H]G';].,Z=WXMO?.+YQE2?(0@&OE0-D4P17!0(:4 M8A'&!]DZY=
5VSD8R:#Z&+3%ZC:LB\RE5-Y:"*7>GC))]&3*($0H.2;/NS'" M;G[#.>BZH0P;-E$]MMX_QE-.459]SO0B.]?+M+IS%",RK1FT820AYU>>@.EK:N[+ $]NC@3 M:77%!@L]5B^*.PG&F6 \/"=;^4CV69K\UPRD%,S$Y M3YM8#+].C.: I?IE6AIRQ5#AP*9_;'SUO?
3Z].#>/O(=G$3]UGB'+KB>Z^#> M7CKK.K!U&X'OTR#(TIDMOD#DNH *+H(ODM59D<58^FW.PS(1'M_@WD'LH(^< M6Y?6D0;$RL];%0(%8X7-KL[>(3@BT['HZL"7I(40T7F#79(9:QY]:+]0;64^ M:2>PQK>I%0Z_!T<*SAD&!L*8.E[%2XI\F(!ZA]7L> ZL"[/SFD>?B?
YV$=@> MFJP7&PV]J(PP$]*PE<\F$QST$0SCC"D>=7+-DTI'Q+?0V@W;6<8#4#)N:"ON M@N]Y,BWTTEBW+OMMQ+T_I@744N2H O!<;\E]UN I: 5"YF0)*LCF9-#'SK0P MA WTD/(NK^9D%AAK:K\1$17Z#@RB/4VA+E:MV]!8,(<7-:6=9]ZU$/Q:V < M#=="+PU-
VHIW$%KOZ>A/K&76/PZY#Z/9OQ<&+ITU+/ $S-4"3YL2N,@D:*>## MEU$HHUM7S#Z&YUQ<@&8R'Z!F^@>VEY/Q?(KQMNUWP3987F8SKD/E9EH<:-Y M-%+!()F:1S!Z(25C7$ HM3)"U!'LK%@"ZC27*JEX?\[]"9K'DQF;0UA"\D/ M8!5WYE?\A=]NYBC+$+**
("N'@M*) 5IMH'@;LP@]E^9DENN1'")KT$I,D^:B M'L";>-#Z:PT9NLH)3-&5;-Y8""'9SL"8*],*..;--9Y'\D.3WC @TE!2P6D_G$2'O22]>.$ M!WT$-'^A] M#">KXB9"]!1?01;12NNQ=+L+5%LLDP3NKH2!/W@A;$K:^P#D5KH)=3*@UZ(?E M*K!9TAI=
.PC@93BM2>2HHX4!*I8I$E.=-BUCY"K8-L=>P]$05,@.?-(!C(RRL,*4;/[-'B%7P2Z?YPX"'2!8ZDI]0Z&[C)9@%]QE&S$S M"%)$,,$&$>5HL-&6DZ(M2"X;TVV4=R2\U]L];VN9#5[!_QICOIY7+A!C]3WRY*\M>)X24 L0%MA4$;# MF6A?
2K(>RZ%KAW\;H.UK2TD/R]BU<4AIX0XQ, 1967<4>K)T5QA9:R]I&M$ MOG>R!N]WMSZN_(X\T"'LTV,H&KPROT\]9@%1R\?1$]@-&RYL+;T#LD#=-$)]S./19+K8 MBMHP0CWVY*'8H3]O9F"F*+2R<*4R:%65YF(V#$A3/0GI!]C!H"/;;D$Q1 MVL5B?
+V258F^%F_H0['<@/5:Y9A#9+EU'^(1,D7UT7$7I]@^4CT6I]BUS;C* M9]<5RR!B2] 2'60A. G.)=KYC-%2#]V??&P7Z;UTVX6FH(^,]]>9W@75$!O%I.2L]8]A;#DYTA>:(T6:1OD9+M11R%:YX&.F_IQE\-\1_D. M?]UTBTVK"Z[G2OW82V==*?^V$?
@^]1^UI*A&D[5KIRVHXC(%/-*!X"I6ZO0@ M^'.C?AS$#OK(N?&1OBY_4K.5M^\LWA7]']+]U7F5#!V"'"<'9*&E'=*F6@ = M5!@M2B=_#(Y_Y*CO_>)#YPZWU==D7\)N7%#T!$9W@Y'[8+6('*0-=$1*DDLP MBUF"PECGLW"=FE*[ON\,[& 0T0[BZV_$Z+E853W&A(9Q#
[Q($H)("%QF"0IG MV3KKL70:Q-CU?>>Q_NU$V[B%<1U#]K:QE* I]M%.@8HF@>=:0+8F(6,B*5,Z M:/]X*66W5>]N FM8#53AO+*EZ/XP])NZLN5SU$S4!QI0S$HP>F:E+!"&LVM M9KP+]_/ZIY^!%AN(K6$MS[)5=OQ?&:?=7 ?%_*HWGF7,SCK0UE=*:E$GM3L)
MR1IF2\]\RX7]]N]_0P,80]B;UC=4Q&_JC5'W3%+SU>GC+1%^&0_L96,H>Q/[04'P;S@47@BZ2(RB7="VM2> |>5 L2\.PT)[G M.M&4GB+GPC:W2]M+KV&<>;^+M@N,\^-C !^ZX5H3G_NRGXU1@)\Z%%OKK([#6G MW6M"5\<6PF &11U!)> A9
M!/"1>Y$IU,B\!5O&D;3M]Q+[QK;]/C(;O #C5C.YTT6XI#QD4RF]98H03&) M,;/5/#D;S;!%M\?8MM^N!G=+20]N 7?8Q>?T2[HULUQ)7P]KK$S:E=HM(LE, MR7<31L3"F N2E4%MXC%TYV@ES;0Q0-W&^^DDYIQFKTDN-U[_PM]_C]\7KF5. M*0;TB][U.]VR>,
L!>B4N(W1>|-:L_|_">H\K*2M[>O\OICC%\GT_GH?W/Z M=32+BUV/TQ$IBPL@DW.U7RD!+D@KHD,"3W'GP*P!:T"=AW&TE?T@/ &;]K@; M-MU;VYQS/].($D01%*765+67*,&&I*0U6MFD]G;HK %XCD;34B>#L N4/*4= M;TGDF5].9O/9VSR_2%%;[TD
GC/:]%)1E7*=1%%823D$9T-KGO.-4,[%*':7 M\| L G=]VB]<9H9;U.!=]02BE?7"<0=<"UE*"3GYU@[]1C#G80)M9-WP]O!V MA\1-0SL320HD,Q178^(]N+IR7DS\S'3#TOU^_78[]25/__F.>_CF*>8DU>::,\PE8TKHRDR*9 MHQ> 0@GKTS>"027=\$*N"]9K'O??
\I+8Z!]O4X]53,>0X54P M!-I[D@Y:9C6RF-%U*0#>YMWG;QT[2WQ-WFFGMH"ZY'?E)6$:S>^A\BR(P LP M9Q3M9LY"L$] =>2)1%8T&NQ@!QM?!3 *&]K4.W*ZLQA1HYI<1D9.2,=*GW>OPMIZ_;AE)D;T8IQ>1XIZKRWI?]FO^-LUQ5(^Y\:]Y%]>C!6GVN_)^^?
%^7U1A M9')V:(" T.79*.H0>C:X=/- X\K0MBG6F,W@29NDSL>/)%9Z[RMH)N_$G_EC]C_/[' MN&YLXU4I:PDZ!%M"HK'NV6>NZYW%V9@Y@99% M1R"F_&GR5UX--BWH63#9@/.ICL"MQ6_^%LC"!5,;;93MTMNT[MEGKMZ=Q3E M^=1:]D=6?(@V1V
R5QZ_Y,$G3O%_L#%XX;U5KQ".AB"WEV8F M[<0Z>%_.2YQ.O]],=KDH3H14H@13:I5&X:%.<)%__J5WQ]!7>MCNK+MXCN<" MM=T]R X2/VR7ELG.*.;]'7*EBT]<@Q-*D ARR)ESH6S[*NC3Z])]9RG-M#' M6;$]!?@1.?W(2ER(% M+]H#+RI ()
(4TI19^688F&9DR:UTV^QB>\["-9A(? M]"WKT?& 7*MD:*&&+V?"$5!3C=4F5HIR-3\YP-9Q$F,9=]TO6LE]H(S"3>4W M9F3:"P&^3H=44E96L%)/N\[5R0"U:3V:\SAKZ7=1^-82;?S"[0 M295KN10P01L9%5+<"B": 4F:&O$(VS&#VS-HHP;,QP#]%IF\0
4M_8)C5,Y>6OKSZ\ M^>>+3V_^^>KUF[T+,'N^H&4= MYBYK:U:.N1K/_9 M=IEY5%E(H*,Z8#+D59ER>2S%C9IHX-O7X)Y!\+^RB]WT^GF$>[])7GHLLOU M&^ BYYH],5)"!HZA V62A: K;77P117$I/6PY Z'O8O:0:=/SV_](]M]CNOI
M@NNYSF_]I;.N)+^_PO:2?/TIQMMWXUVP#>:@;<9U*">ME18WFDCDDH/'.4/FHF6WAE;8FS47=V!.\CZC]9#7+ M@TON3:'E14]&GP-"H,,34A+9"IZ%N<\$O=8AW/R&,U!L0Q$V#M'6H)(KQU4] MG9$V,B$B+90;!P%+ 6:M+K23T3[7Q=/?_(;S5>PV(MQ#2?CB?#
(BQ1B2!(UH M*;:Q#'P@BQ,H*-+TEB/KU,Q^L]T [7S]G>6[A_;/E7%W0/5_EN;4!#& #?:0\@.[OT+'>C(H5 MH:1$:ZLCO.B(4W0>"0M:V2!-2#:GUHI? ^-HV@%Z:6C25KR%X'?&B'")<88 M]T.)C/Q+KSR@X!)XH$/.:QUM\R/_F(:UM+Z3;R#E0;2_6N?KT=\YW2D@92P[
MDRA>Q!@$**RSVC7]DLC?29&3I\.&R_,^@',.-M!&U@/=MSY62\RSLR4S!D74 M\1\D!()7+!CD7!OGN1^_!/_H:KC;;PFM9#YHVO_%;);GLXL02C2>N\H]4"?& M4\Q+'HZDP\K0N1=B3'FX@]PEAG-0^@Y2'2#PN[T^#*/+T:*CQ(MD OHZ,([5 M2;O>T]%D'6151+).
<1/]8*]^!>2<]+VM?!L6[Z]W1G[!V6CV\=LT8WHW_B=. M1S7#47<@?F$CF]21@2UU'(/WY.6R8&]G 8LZ9&G$L-4VF[&=@VD,H(4!.@!> MXNS+Z\O)7_^9T^?!\#Y+4,Y/9[-/DE_PAQTNU+8EU-.WI7WH:,_^-!!_O7OY M?__SW6^_OOKP\=7_]|>;3__5H'F@PT-;-
@ST74.C)H&75>7ORL?Y)/[[AWU1 M6!EIWR O4A1R-P*9E@LZ "]!BNA19MXZG%L+9-?]Z&/\DM/59;Y^[B_?%V]9 MYN63MEEX82%9+^N@^0A!"4^_S98EY1(KK>L,'H&SKP:"W?5]?S]I)>-#MQ/< MG8M=2"!&, VU_P]4= %H:U6@I3?2*53F/M7D]D/
#WE;U4Q[]V>#]Y9B:[;: M6Y.RN\!H28(\]&3W1WF-MQ/^AM'NVTAN0$6B];!5FHS3"Z?>/>'- +"RS,@9GICR$8"K+ M52B 5A,ZH;-R9)Q2MR[)VPCF7 [.ME(?(,E["\Z2XK1.]YEA7+"5+Z\[NR < MJ ;D:72']0=II,[[1C*,+@:X+>] E/")&.F/R[[40WT[^O ^1,1UY MR!:RT
54DA*"]RR(P7%TTOF@NXSCZ_BZ\[>"'47A#>$G5LK!:ENO_N=]-/]> MA[E.QI6>:MF\Q$VV17O(=;BW4DI#$ IIC^:H8V!.=;ZL'\,T-F%#\VD/T % MP3U,]Z;$#] &BAK6 CI0H-!.<9.AI#Y ?+ >W&+4M[,"3!8!E/%L27V-IC"7 MT%E4K>^#]V@*3T4!>[:$/L(>P
((SM?)>+$+KMH04?HG^)XUNL*5W6-%1^<8#U',;1V,%,[ON:QZ+C M(?*60ZR-]EH7K4Z0:TV>2C6?AYY^R9ZC28DE4YZMW3[A%1VYV?91[1!N]-=O MEY/O.=\^[+V/W 6.D$QM-W=T]GA?;Y*%UP')>2BN-9'Z&A@'R+4<7+_WW>X= ME3.)
[9:W>)C"M*%DGBNHV4L(8@2O#&*G [&D]7:]=AZ6[K]_G/SP[:6[0 % MV?>LN N:@1RH8W!]MM?,!A7O(-8!#H%[]*((4M8T1A^!GS"4COM(;^) QJFH!1AC(XI86@>1_3 MW\K&:"]?2A]#& [MM_)\[W'Z;K]< ?=/O+S*[_-T ?M"U2FD.1=(7LG*1# *R.).134BKYU/K>
MK0.L<["4UM(?M@CK_704?^"B93&4WE4^<$'K5@70,0O6.13T.Y2E]0"^35C. MP12:R'F *WDZZ%E;3T>S:^] M\&<77(@2$R?'BUG:RYA"<%9RR#&G(*VW+KL.ON96+S]ED]B/Q(>XROD!^B7!
M&=%3%QFU#_3^T9\YO;OC"SF;%>IW]2D+]A>9>+!]%/[P]Y99/X]'_TNKR=#19?FTO\=MH MCI?U3Z_I/7UQ&"UMN5;4IF'A-&!Q$K2,Z'PN6KC67;4#+>4O7%=O9F4@K/:PQF*USR-6!)!"1#F6"5+>YV7PZ6CB/LW?C M=W^-\W3V9?1MD=3\AN/OR]QF+:
B8\@44:1EGE-(X5BP&5#5?4_7O@6O(VAD M$H-B/]'NX+(W@'+*9G,(;:RQ)KE?-K]/^/=LCO.KV:3\.JH+#LO,;$MROZ?> M,2S77Z\5#DK]%VMIC(L2>I#=";>PK-J MQ^N .* "VH=H#MRHO)NZ[E?1M)'U?]P@(=KHLP%RHBAX,X4!:H5@R:=21:!1 MMO5NL"_M=^U-
'EKY?42\EZ9D)DJ.==J.K2,;51VW&#CSP$)(==IB,J7U3>41 M-"7O]IDG.Y+[B'6(F4:WG>W?,>5/DR6P=]/?1E]'\Y]0GLXI]OKE^^U_^],/ M+?#"BR'XKI#W%'R"(#R':*)%Y])3LOF@D]T@GYOWL$\-#C$ZYQZF51=L!U0# M^1GK$1W&U]BK&L*:!U5B%ESV[S,
M>Y_V\H1W'6O;VJS MK]]\?]WS>.I=H4R,-&8"'"*M:>W)U;F? 9RK8X1]C"ETH3[M]]9CN279)C\Y ML(P;?]UO)^,5KMO&?W/S)ZPW3% H7=PB1/(1,-L(I5C)O+=%:]Y!_4^\YM3U MW5**S2F.ISGBMWD=YOPQ+R[KWHWSIR^3]QF.TZ>_)O]Y-4[T=Z]'9?[]'PNV
M">\9S]H!-[4Z(%@%6.]<9Q]9D9@")M]!Y;U??.I&,*RD&X9_B[+,!P_COZ> M?Z??TW_^*^-T63$T(W.NER"TI@MFG1&5'E9D=*"TK.W/SH+QV:<4%T3@7>I> M>[_YU UC8%FW;LS:B/83:74#7E0>C?09DK75/\T:T'N$6&G^M'?"^2['Q#;O
M/E_K:"3OC5U9PU10?'CUSU=O_WCUX=7+=_]X^^;3FW=O&\Q#[/#0EC42?=?0 M]"B"%(R?/T_SYYN]SC_S^.K6Z$T7,2A$"[&092E7/-0C!)CB'BTIWS2OCW@* M4X-Z%R;2A1W>;8OAMG,YY]%4LTM8,U MN:(V C]TX42=6?5^.DE7ETIO1.I4(K
MX2IT]AI]8MS7NG2BU]_'F,"A=]"B\$!(S\971!&W&_(.P6M/S*F<4]* M[R/7QEF+#[7&^/+]C6NVHA 7WFMG&!CN&*B(EQM%TS9U4YBIW6G"3SKG][? MB8V-Q#YI*K/&R<5_XG143Z
ELNLSZ1H6C[98+C)H6=GQXT_S=:X,M8M>WKN8++>\9&20E"0W@P<)WL8(9'_,B\@L MLBY-%IN>?^KJ;"*WAEG E$<7OY'#>/E]/!_-OR\G_=%ND!-&L(B5*HQ37)%, MA.QEL2H*8\,[BGS24784**(6@0A(7PE%]L)A"XX<*S:$+A MCQ7_'H,.-_BU@ZFPC\@:'Y4?
__G+#:G6/Z:3]V_7.WX467B-!6PR]G((T(Z? MC8/"@G+(LN,N=C@I-SQ^?P?E;K*>M!540]]U.0W]OR?3EU>S^>1KGBZG7W%C MFVJH<0$1=3K5T0"IT. ;!.7.46F M0R<>P>/2^2,9I;VHO(]4&Y_$;R?3,KG\]\?)58V_5E5X,@]C>1&0A51U(IT!
MSQQ%7H2MTA]@D]V*F]8\?+_A:B.A3UI*; BB^]LPR_]S5<=3TDDT_U$[+41V M@AQ%AA@]?]X$=)R#3DF0LQBL<*UY0C9 .9NCN]7(A^"%?0AK9? =@ TUIV\3 MJ ,UR[90W=/FL(/#5=V]#<)@,F!]CA54)4 K'#A/T:9*:*U:%Y2L!7* P71M M%/6X^K>0\@!>PO79-[M
A[72Z/]X5R9F8QP'4TC@P MO#TCXQ<<_WMZ]6T>:WOXB$1BLHP^AP4=<:CD]6:Y1SI3;\Z1T:.Z-"L^]HXS M,H1FHAR@T_UZD17:R\EX/L4XK^:WBI5?_1TOK])H_+G:*/TG?<*_+WSVG):K MZ#1,!-F1""B0"A"#D<54YD/;F]AK"YAG8D#[4M3&]/& =
(*_O/CXZM>7[WY_M_^KMQO>UF'S1.1#N_F^^KO^F&FGG)37DVG)H]I*M"O/8)N7-R<@'$ FC8KP MMV8,__$!]&0]-QRAQ+(8]\3 T=8(U] W0LO(1'.*OYU1-^0\W'H&]G6ZBBG- M:VI1!SHF:">I \MR(G<@*Y&XDU8V'PS7"OR^6@3V;*6/D"_N4=F'[CA8K?['
MJ/::/A'.BA0,A\SJR)(L$# I"]>M149NK9:\=?+Y#H C(%7:IPU,6NEBB*33 MUH+XL8QQNC=VN,N:ADIH#[">P^3"=S"3OA-%]]7C4[%?FY6R2B;@7B,H:RC] MJU59)@M*>4D18:%?N,#@A%"IZ?><8 ,_L$U.!E_(/D_Y=S":[G M#:Q*%RQWE7 #BC:U-
C$F\'4TD*7A=51IP$N]8 V9_AM-73@T3-KD(>>$/X M':?_SO/EMY"G93+]6B=1WH/]!\G^1Z.4]MZ2#*3W!93TM+M:*\%X67)"+E/] M4I6[*XX3MX^]]Z(Q,N+ M8%A:,^"N@7'B!M!*P]UOO4X\069YPC#Z'+S4H-6Y/R0.4:Y](Q(B] 5^D6+
MY'3T/&&7L^ZROI"^UD#+9VH]() M!ZI6+CER0B%R:61D*633NI2T&[(C/"*&O8P<0&$;LU+[+!-9[UDU8%/%\ZI^,,R%I7U ;R4 M=927H*//KHXEC%--)5_A MY>*@U(%%+:P S%$1(!8A^"'"!9X_>HL])/T9BVI6\:>W+GVYP%W:!VI#OK2>_;/
-5#H8^8Q@#8:T\/UA2Q$5MXG"0%I M-U31YE];H$'01R.22L6[0?:=0QC.(U1RA[6;/DIH')3\W_Q[5;)R?33]G!T/ M+H 1N0Z/E>1]]WKN]]094Q&Y41V\S ,EI*)]%R](>X\]3T7N(KM!\UK_F$Q29?1 .QGG57'9 M-;G_)_*/9KC@,2'_Z.K;M\M1GBYV+BE*81IV;DRZ/F4P6$.
($UPDCO#DBBM M@X>=$#]/'_0 VFY81[PM^A7VZR^V"_K!;PNV07X@@L0]VL].9MI T4>PM=Y; M1;)%Q9]#X(+5HOVB(= ?@)*_E07:_5PEP/'8Z9/T3:>K)7VT6]C9YR*^G?2V=>KKQ0A"6^"FE*)TT2YTZ7]X^.1G8R0-!-NX,?HV&OQ[@<:[5#)/ M!9"5
LHA+:RPVH2C/*)(FMDN\S,>/OG9]GD+P0Z:A>@IC.6U\YOQ;#Z]6N1Y M%N,N/WW!\?+*>+9LX'TS7FY;%\@1DPT64-7!%"PAH&0Q62U[G95NX\C MJ^?:GHT)'[71#-GWO0RDUB^; [X_%WV+R*+3Y,Y7M[^^Y>3V?SM9/Y?>?XA MQ\GG\>A_<[J0$8.KE11(:Z"%T0[O.
(_DC,I@LPW.W6?\>C*]_]/Z[_@%0V8B=Q]B5Q:4R+62R-6[(R--EN3,BM8YP?VN M\.>7<3P&]/!S,7N6+XG5&C0:\"*0@+QRMFB>0 MY$DF:80I 4_&DWILI<_N\SD!@WKX&=F#?4;7:WMW-9_-<5Q'!2S3?A=6:(UH M%/#D:4'*"7#>>$!3;*1#5?-R-%_(ID7\-
/Z]FL%#NW:'MNN[L=_]I/9[,*7 MB,Y] 3R$6L]=QZI(D<"$H!1S,9?[Q(4'M^PUR_AIVWLVA8?6[?=$G6)5T"%R M!<$(3Q&-R!3+.PG1>)>2L#;=+Z;[29TRC T.H+ UMPL'XTZ)]QI@A]%,V?26 M?3&E=%KE\1"DN%KOG:P&NY@AS:.J@X@=6.FR*%.B3-_2IMA;?,R1(Z6.E
T['Z:'LXR1(X=(7:31);W$Q M[=&1'+T&C\]DP]55XB=!2CL;>)0@I8\N3H5@HLN:?A*D]")(Z64F^V":V$;' MIV*_&(H601CRWNNL;!<<16Q2 Z)7RG%G8VH^[.YD[+870Z3($5& M7YAE#K2) 52Q!IPEU\:%E)*57AG^]!9RV=BO5LH: !*+:'N].\]2/X,+F\?#V9UO_3 MA=-
<9@]5P%9B&I44.07.!7#U^[#&:]5^H/!>5WB$=CYPAN5X#>B8VD2ZK_;Z M=E1)Q7RIM_X8)*C:)Q@DSV!M]9^SE\]VOIG9V^).Z"/9@Y7N_X/:PL0.$<2W M*E-6R0=RPC*Y^5[5RGT%W@<$(XHH1CN1CH<'_GQKV_I2]K!P$[*A[M;EW8A M4K$I% XF+5B
6.4KC06RU71[MJ0E="L(A:2$G4$)0$)E<@1A-R)S;+$[H4']PO)^?TT$^I]W,;(6K?TYLX(7 M9NOT0IGKL-F,6.<8&L@ED7>+]'??Y2FT;^S%/\G!<. MT]\XSS=E[+<_GF 4[>I)@ G)T\?C./E+E;?8)661<_9@^.(IZ*]/"$YH?SR9 M--%@)GA2L6]W<5#8D@3/4@+Z6!M+E
.T5:E!BQ*8=$FU-=[-['PM"'LCE&5$,"43()@-I!(M);B@M&:A^;U^\?S>)_?L?' M^1T/:<,GG#WKL*MQ)Z2H0W=E+9NJ71Z8(@/KBXW:,V4&).$\|.)_?LS'^3$/ M:<.GF,&[FN99!RF$*)7*#!C3!H1A$GSQ#E+TAH5D62[-QQP=Q(HZ@E4H@7:U I@+ H_>6XY)E/O,LD?\!?>-
C0_9'OH[3O^= MYZ&N\H^ MW^3/SM%;C63&,9E\2+2EUOR%90@NTR&1DS.^2"4=_]DYNE\K':YSM(^RC[-S M-".3(6*BN+R.J41>((@@P&=9='$I8&I]&)Y9YV@O&WBT<[2/+DZE\Z[+FGYV MCO;]'.UE)OMHP=M&QZ=BOR5)5U10%"LI"A:D3N#19P@87,Z,YV#V?
52[S\Y1E@Q'X52=+4"',H(#*]LKT13%ZYB2BUT&6CZ#SM%>&NS:.=I' M_,?4AG(3Z+^8S:Z^+K,#E5]]=]7]]M0YL06\ MDQXL>=2E.&F8:1ZC#+^L(S3]@>.8(S.58_\:/HQF_WX]S?D-Q573/)LO%BB1 MI5 D Z5+!L4D?>XLZ
NYCH].3*ER[C@X9!]VPL^$@4O+'X8I_W!;^,"Q. MGON>V5LD6BP,=M>,6"S#4M898(7A#?K22-FM& MIA?MWD/E$[HX<*)K14("VC Y:Z=H%<&TGBIV9A<'O6S@T8N#/KHXE<1K MES7]O#CH=7'0RTSVD8'=1L>G8K]UC7,!&X.Z^2U&@7%6VQ5-
Z7X@,XRQ+0<>(,R8F7W.7NX(G7'&%T M/K@>)\,HH6'.= .TZXEP2\'D:9E,O^(XYG6$ARNV0Z&S<(F#MX[PFVS N5B@ MU#KOB)X[);X8S(F8F:01677Y+IV MB^8,+)-W4(Q.3.%VMM09P]D:T3!::-@/M+C G\U"7W%.0?CK]]KY<#U"Z?5D M^N+RLA[VLW?EP|
<_;@VFNTBB2*^+ >7IQ%>:)Q*1XNS+>QPMIMM^_*/VPQ$@\A-'?TY2GF\DLWLPH:28TX(MMK@Z_2KZ,PBZSB(T= *8TE*$&[0'/Q/<-+]SY6.MRE51]E'^>E54I) MN(()0]S4?CY9"-I+,)(GY0,%T;'U>.HSN[3]90./7EKUT<6I)/V[K.GGI56O
M2ZM>9K*/[/\V.CX5^_4AU<*P J,P#"H7!LY) PE%X5]GDM7>.:>.QFY[75H= MG=GV4>T YGHG/KA.(''! D:.@#%1Y%_0 QK%04O-4DA2V>97I&M@'&&P/;A^ M)VV5,T#A_VIURZD7@ZX-8QP4&@'!>U<)FKT,+B:F6P^SOOW^Y^VU;:V) M 0C=[E_@=D SD+MU#
([2]HK9H.(=Q#K D7$/EM6-@LXRSR$X8W-))HE.LU.??-'^C_Y=M# 92H3'U+?W._X]^GKU]<8CN0]S M.!TM6EL6?5B()K! 1Y?%>ELD, ,M-((34OOGHN"A'$N^]HFU'*'C.7 F\AB, MHO$5XA!K>O%U7X@DLA1&0PZ5,$&;#(@L 5->B!S)$7>FPRXX',)G8\!'
MI.ACHCS_=32+=0&O24_+V]/WTU',]]N_RCYXX;7.P9/+PC Z4$XSP.P-((6] M(3D4]8ACV:\[K.?9F/S1&4?C^K.MU[4C9$>4)"1'"]^-/9ZLN]A32+/[Y@E9F.%P,BE!I= M&!*I%QFX4A1:**?$\1#=;EC#LS'EHS""AHS/.WV:MP^)&XZ#=^73EWQOE1?:
M%O+ND4.2:&AU3H,/V5#4]W)R6F;-RI![;V>DS\:0CU#Q#\U:'\2L5Q1+]Q/G MY60\GX["U8*WXT)EA1H90M%<@U8 5VWJ9N7Y-D/@U,E!=I-$GA;RP LG8NA)%='?: I MH4@7NK!ZK7OV+F?FK>TDX,8&+6H%G/C$7?0RI2W+S_G.' MKNEM(O?;9\U.@CETD6W*HXO?
\F>\?#6>C^;?%W>4!3GZVDZ87HV7@$&;S*<;Y12]>15W(1IDDCSV6 B%(!O12B@^3S9*W MSLNV0[_?QO=FOM:!U3BD0=Z%MV&!+^;7H?Z,'7-[:$BY8 M"D):.@2"][03Q%!'.6H+.0I)IT012;P)\:==#]#* 2K+-\!]^:7F^MZ, M7XVQ)G97GTF,7# *ZT"@Y_29)
\AV028K$<312FF=1]I+X_K:ZY&ELSV)22 M8R7UOK/_WD5-?_CFZS="_*ZL9A'0E[.8 /O+9/+O3Q/Z!Y]&7TFXOX[H<=,\ MCGEV75.FL\7,/))[7*]]BXK@DL@0G!!&"6<,=N%P&QCFL[/38U-]PQO_CI_@ MKYG@3A??X(O9+,]G]8YW*=C+R\E?E7?
J0NI00[T(*')U\$FR*"6'(#VRXEAF MIG6_U^ZHGYTM'TCA#6_SGUC!XG-[D?[[:C9?,A!Y(T7@ H$)*T Q3T<%9PA9 M%*L2*T6'/1W[]Z']-+Z&]AO@\GV#M"Z$,B:PDN]%L*:]NG):D5<"7D@69,G> MJL'"[KM0?EK0#]K9>*^^G7/X1QW
]K]+0RYO_Q:$.//OTUFLY>,R^F%&=YZXF+C:"?^-W'(10X!)5, MA_CY]3RWH<]4%*R-UY9B9$??]P^T2Q>-7*5D'.M(\P&L/>_3Q[$9#]9[7#Z M/I#);LR,*VU,=H6#%C6?(TR@3SXZBF1$]+$(AKPU\<4N>'\:Z: :'N#NHPOV M31GTE
TOTH+.]>8:70#'3(3$$Y?,Z*1CZZ&%VZ/]:9D#:O=4[D?>YVG,Y$QG MG;W*IKI/A43]G:BS+R0$.A X>=0FERZ3DH;&^;QL]N@T/\#]2)_OL4ON/$0G M.0\. @L>5"@"O$<)5M/RK%=)'70+/L];DU/;EUO;P0!W*%V6\R KSS@%K5XZ MT,57XIZ$$"BP!2UK5U-
A*>PI%7!LMRNG8] [:72 >Y;N1B!]3IG,H!7I)/V MQM%_F FZ2U]][WN?EPT-KIG#W3PJHXCC^:?\]=MDBM/OM*E)DW9 M_5\W4(?VCNL>JEU;!)FB30:X9QR4\0R<\@&X1HVB,K::+H/E!F_7ECHP@8+V M2%-Y#.CC@1!- JO M2T"I6!T!RX-)&+Q^C)_Q--
NU>RGMD7;M/L(;LL6W"XXS;-?N)?Y-O;[;R&Y(M78]W:?<0Q0'?L@XSI]_^YHO7] MGN=?)NG-^,^\2E@Y63!Y3YX ISA0D3&"+^08I!)5P0G:AY[%'OCS?X!ZK5WC_CWK6#R(I3"F8L%(]_;(*_LUHK$)(M.,?I@ MD]_*2IY^]3F91V-!#U!#\P#R2_PVFN/E WN^0(?.BI(@L:
(])2 "2<, ,UKZ MXFV2S9N(.H,[49L95@D#4'T_/]/*4&\(*?(8F18*Q,LQ:4IU"% "%HR)SGM M=T6UOI):C^3<[*"_> > #Q;9Y?^,*#,M& 4H:.M& <.*TM,*=2R:'8U'SBW3H< MYZ;]O](=H$SA :;?1AA&EZ-Z?5'A*1:%5XF\%U>G=-94I4-E@;LB&"?OUPE++*[=.:'>|
M3;NY),;IF$+&>@.[HL@>Q1_V(].(/F=28A((2C,#OC R&]3046B&*;1F,G\< MTA_I#7+H.\ !K.7!T)9!%7/H:\/9='[Q32Y']=+1+S+%]-OO@Y M:,^M#;002PNA?12\QSNOPTE$:X9307-_S:_>UD7)T'$@K] MD\^KK/L*74R&CBGG(#L4=(2A 1=E
8VHDE1!)-5E+/O3;SHU0X@S $ZTA=S MBC[1/U[L4BHFE@196[:!UJE1@F-2@+'DF3BO65&M,TUW >RW&[>[S >XL'IR MN-5LTW2K'\L8I_>7.'Z+7_/U[])E37V\OSYQYP#KV:\/V.#S&U M?*NU8;#(=8+@.)V_](V#RSD!?=K9"B5<2]WWP=.QVPWN[ZF8;0_5#L$
FWWBN,;?@06KO//|Y^>,VWT,^DB7 '&\U4D;PF0:QE]9TOAYW7/,FG MR=WLU[*[Y")Q'KBQ'(]]7+DA*<"2212%Z<1C\%[:Q@:2 O=9FM;>%3I $NMM MGO]8QHL_<72YQ+I,VRW):F-]2:!]C._E<>??Y";ON+/^E+^)S?7E4!OBL+Z7/;$H*@-7X] XEQ!8#L"RL=[*(H)I[2.U
M07YX&VSG0QU EP/LUQC[ZV2-49R,ZX2%&G-|V+R'L! MW+]]'<(*MC3$_BK<5W;@@CY#Y/5VNDXAH(^1?O&63GRGDPW6>H]']U)0^2SM M9W>5#,$?]?]K[]N:W+]1--G5TS,.[9QOVSL3H0LRVY- M2)9"DGMF]]4B 214'+-(-2&-(-]_HK=4^3CC6SW^X5T^3D.!.@
OTZZG6;+ M2A(87]])2YGO^S4/2TSN5*"<\6*U AN9DL8SC297WI'(I$1CLC+.Z-:!37^I MC\0]AS*4A^]BAT1Y@%!H3^V=08PQDVY8D474E@2L9(R1%9^*0]UY;EZ)N*>H MWY=%'@+/PSDSVP0_(T<>8H[(N 1?6^4HBI!TO;B0HU6F&!Y;!ZT[BG@D9G?0 MZ[D18
.$7UL"!Q++1%7(#XX9.+G%Z"@]3(51&%%DY@D06]=_MHAR6L%4"WUO M-8-AN%,^O'K_[L.G%S^|>?7QU<]O7_WRZ>/"*RZ$#_@[3B[[##GHO'1+=I7] M]M.(;N7F4U^FL\6RH[%,9Q=PO9WKYPQT+NDZ8:,LIV!@\3459.D*PL]E8X2T MK=\
(N\C5CGKED:_]\/7Z'UZU"EI 10I0=!2K1+\+KAF0#NH(30/.8,ZN]3/\ M'F(>BGZEN?5L)V$9!])CH&%Y/YOFR[1X-_N(L]]'Z:K5B@Y?!YGN7>7K/$N1 M@:[\2,>QYCS1]2S=^FR.O3KP-WW[Z?MV!\)ZVE#GC3D8KN695T;D*XENNM4[M"-60>V6K((>G7NF/T4/
&RGX8.@KFVSDT3&K') W3C% -/07)ZQ*W-(_22V(M. Z,^B.<*P<"?1>]-B8<_[#,0KV_<017K6,"+2\I,NE4?=\.R&($NC1SBFB5 M5MQVF2>X>?7#PM[X&([HBB:X*^NI)HR+M#YQ@X"Q95 F))!*& MN9"2+]IHHKSKQN'_!\6]@]X99S_VQ^A1
MR'LH>/!CX%]V3+&]#C:P;#DR'2I)E!/(A*^T !BC#)V>38X*]$Y<=\-BOHM> M!WA%NQE)-\OK+7:[(CF7-1FH7L2GU+(6NEJ)-E M2(+7,=,&6[]][#I9^ 4&M_14_; M::EQ,NZ7Z6231%YSCLG4;@41F#8H6:#_SJ0GWT5AL&8]F;,1M\VK/U?H&NBJ M-? XZE3Y&:>?
9_#E?)1@O#Q1DI.J&*N9,G6(5[2U%<18)H5 5X2'T"0(WRK MJ;M<[;3?<++>4]BKG=T5Z=KLNPC5,"FW59##9^4: 34=2LNM3X6MPDD9E=+& M,"5KU)@+!:0^<9:YD,(Y2,9W*L$Y+N@?R7V"BR_P MTYMK0:*C+TKR%$@0G0!:Q[BSYWK/;74,,GR2K(^_I

U>%CR(HF3O_>V+7!80@NQDC3N MYB#/(E^N.&BJKMK$D0ZQIX8D7M>'@P!#$XL S5X41>!$09EV4L;=21$-|1+; MYL3O;XVV:;,_/^%;N6Q_^0-FUWVJ6S%>"N]X5_]9V8'=V%*.7KKZS8I:] MS%Z^FZY">!L(3X]D"JZWH/<#D*7S0@Y[3,@VI:1GXOE=*^7'%W@:?
L5[N/H; MP"A]:U(N6A[?<5Q;&[ID?;[O]B,L/R@\3MQME/=^;,@M'R-US0E^E_$ZF;UC MI@;^UX*R@""0X40[2;_WIA=(M3VU%-(MOLLTB5G&#"=OW;I%=++2:LT9]D#C/6A!CC&E"(Z;L.@!NLNP=@?]P=R#HC7M
MVW;K@6+:8,O\2ASB_#]5NE6NJ(+P(M[>9SDB&4$9_G8_JX9C2.8M-W(CWQ;Q MY.Y7L.]Q=I^[7N..L]F$-2FBU[# ;^@5,*:OK"%!-1V&QN+7 ;88!B#/G%J$ MWIQG_%,7Y++@#-'ZS\|H_6N-'*2^L=2,6!78A"5!Q")1&\D^W,H%?%-DFUEN
MPI*1IX@3HD4;]4AF"\|:+OI&',3\,?"3T,_5_SYP'EFF).#YMX$/LGOHL7.Q M6P.O4?O-T/[]]3OM*?R?#[R6V1Y5^G0T-#NVH$-HR>M]X>V!BUD=6>_,&['(M1Q/VDASZ29YW*SO4L]W(W+^T MIL4&7Z5*-C]W<#V>+
<"4@PPM&K1!\&.U)A#O(T70PQG'10&7795WS%3%;OF] M\XY;D @MQ6HQSN Z[07Z"YF&XV;!;/X>53'],3<@-|"^F^?%;8$]<4G^W!UQ M8:,U&G(<\ D$"1$Q)HI5E0W3EF=]?6.:9;CSM9\U[U^1?A8[V"UET M'D\ZPQN5SW.\"<9E@O.#6
GO=88MT&""O9&'ZP2HNHKPAAOC8F'>UYB/M*M?A3_%%3)36-2_(@AKZ=58&D%%:STEL0H#P]6S%8 M6Y#DDUXOS$K!(MY^, Y^>^!HK7Z0@'5UB@.BM+7\R@*R&J.DQA*@*H9H[J62 M&C8PI+$(]IX>E5W<^F7&UV5UN]YNY?
|+T1,Y_3*.4U<\&':9NW/L/9PI6$GW M9 7?Z*WU&,_.#QB>P,?_H_M0KI2=A_$EF1K\V6FL\4YK:TT F-,$EP-!AHRX?CZ,GUK3TEDV*AQMC M;)[AWXMSRSYO4UU&S'=1 !'(VNK4GQG$C2'%:Y'W;E#72?=.@P(43R/-_5QW M?!EO.KEL3O(?
FG7E)9VUT'\Q85RS!,J[M.;5(WZD*^&'B./U941]DON>,U=H M[$H^+A'O]PSZR0]^]^-?=WYU\F%X??[<:5(::]I3>*2RLC+:*72GT\[$EW'' M\A-@T]EF_T4I-,0NRE$O&K1^I$-(,88F$[(K,1D1C(5)U+UV0LF#.+]LAO3 M_DX8"&38T[MB[W;I"H\3#/XEE=F??'FMBO_!T?
>_S62&'6 XXYK9)VA%<;>) M'I@A2?M*:F5+T2Z[^8]:1YXE--W'+0O*YN;!/S["DB0NAT_!WCY#SSLS7 /T MZ:74?2N_/=9L#SG![E+O%>_CIEQ]]SX?]./ M%$C-8W?U.7ZP'.>?Y M?3DI8>>\4-M\(> M,[VLO!]KO'(OWVM<^/OMX.Z]]!!6.M%%D5S9@*>NT%-
Q#CFX(\O8L[XZ-6K M7OTBDIP32D==T:_%>=]_;!"F;L(2 $IP^AC7]K@39)9#[=G?);1 Y9PY$7\1 MWUB/1H3.! M0#7I)&=>9Z417<7/FN"O]CA%+']F7,RPN:T]=G3 !R72>:R@S&7&[#$7*KYW M^76M'C%W"3P[QN:I@:2Z+$/,;1-
6L4YZQOV5YM]0.#8\YA*K9!_@Y2^!\VX/ MRK H36@7^UYYG[EG]ZP?[B-;:DNGL$=QG*PTE0_O)+M5Q7461I5Z/1NX2!D7 M-+\FXO[&S:PC7=DICQ-R QX:>#8VT"K64\R9 M2M"0H8P] ,U<*/:L9V@U)G)U*M@(;,V4QV<%&LQ)A3^K*7Y7V8@3HHZ%:,J_M#D
TD!7],U^YDK%]&M;/W/89%']^.'_0_B^.C\FG]N!T_7?$ 4OW,:\"TY3 M(: ![?*Q;F#/!+2<^'_4Z].SAM*L#TY;Q0Z=AB3X_M>PO,+_!4]=],*ZPL,2ZX:55@%'[T2I[TOF:U83]#!3O/^71KWU2\|R9,LFZ) M%:C+[,"V;\+@GZ"!V0%=WX#IY,)-V++P+?+?5/_C4^#K.0N C-
G3=CMJ2S?8 ME[?MF'*:MRDR8W!K;L*>VQ+ '<1/-&*_EQCTB8P$E1#,1+]T\#*&B93\HZZ: M/L1?TDPK-V&?K%;5/XXEH/D -\7P:G0+(714[H_V]E-V"UWP#%K^.NR2Q(/ MTE]#*C;:,1'GO'\X\=%YS<&GI4H-EI9-YD^/C!3)E161%Q1\-*B!+9:/K7RH
M'Z*N)*'*7/:?]7P@L]KG,>.;8GXI*T#!X4%F7M+IR0O=AI*P_.M MZG>AM9@0Q0Q[C2,1N'S-0-TEMKH-B$>[G&H8)W)\W.B8+]F$=2I4O.A## UY M0((F8]MF7303)V$V7\[@0G"[)0-O:"ZM"G;S8N=_F&9ZF;2:WMT7L_IS"OS=
M8.H]%3NG]KS^6C_Q\VP\"OGY9Z_/STZR25"&6T>1_97?P,* M-A-%V[1_&86#=IZ(R#)*W7C@(Y4!Z)_JA>O (DM08"N5+"L6FL6A(_6@"4,K M -=C'K5X'7.Y0GV L9$FJBYC>"6YC?SQ@4_!1KUE)%L!94X/WCRH8AR.5YZ]-4[B![N5*O?2,3HP&D=FU%ILHG[A]X#(6[M_
/@5XFN2B>A MN7ST/%Y&/M=('5MRO*/QF'14ZW1SD*\N@NSS!M)8W^(TR;/I;), 5M=Y5KR= M)L1_1O2-Z+SD^L7NCT^6R:NN#0N@5*M_K4I6L2RC1UD@+UN=,I=\$/XWEZ/$LW4UD/F(TQ2TG$#ANKI:$X7FIN4=!HEZ-D_PO+ =20$P5 S[
M^QC5'#Z$8O.,4,F*482RW"8!%^WLPV$D>Y'N%PS[T@FQM\$5_6JN_E^GGZ#\ M!5[XCO[8[3$YAQC2IV]NE7'M'B5-(D&YXG[M'>ROW9]+W1"EA$A?]4@T[0HL M0I\F//_=N=PZ.UL,NGTC8.)T?LXGH-;)V5HD,&XS=3O YSAX!'14)6E?>X' M/-
M*:$4+PA.G'X/*C0I=X064>-MYCE0#DOZSPNC+56A'5@B1D@3L0#HN[44S M =I S!HF%A#7U,NIM:/EMCXTR[J6>N* F(IC>^[PMN6WIP[.\[Y=%#ZW(3\. M;Q@+1\-P!W^B=^)XF%K=F@KC\8*#YW-<[XO'V W;'9I:N B[F63S>/I)M*.A MU(#AW_P@L0\8#DP;,
(1QG>E$8/.0&"?" A"!MX1!I<&1R>&\]E9TNRR3=P$4L MC]_]P!:6V@,$.,T#&#BYM14!/[&*'D+3[4LCK&0FL:7AC]4^L6WW\H> WH#&W;7DT&43: LD-72F^49 MG;8]MARR^2+&2W1OH$.:IDIM7D_R* 'UJ9F0.?U(C*A6;T2&UQ^,-/RF(B9= MWG/;X>"1W<:G?
GW]8]S\-.W6<4.IC!_7M9&?_65F97U6_-<*]=V?O;//48)W3]BU[6G0HY;O!#A'K-2]8<;I:GB_6K[(!.;T< M1&&#=:@KS(/V<(&0)F.QD/BE0B.@D_5CU4KPMXF;@]?TJI;P.++89:'P-;O' MVK:(5!2%$P&XL"CJ/6@Y@KR_BQ7>AL&NVR69/?.0T3D>_-3KLB'G?A:YEFEZ
MH$*P-,?*INBGRD9NM8=>N7Y!6,L-&A@P\$*^>1-FHEKM]].G3VN?N:YP2/=_ MH=DN8&ECEAAM+-P7R0&VZE;VEL6[F&6T6O6\FX0+]Y5]H,L;]BS.LW6W<.%"=W+3 5#:: MMW4X+,;S2'[5_=^1.E=^:@P\H<]\.3P1R6I K][?0-O\-ZY0=;WTD#4O#]3L)W-
:T5%4RKG!2CP8'L1 M*ARO?01[OKOGBOJH %7TX6QM6F]'@;V)0(8UCZ"_I%3AS-=-1-.H1-463P0 M_^$O+-QRM[N.54X3\]%_LI;[)!5V@F1;?]EP\0ZL;1ZV@(:WKI LV_(^EQT< M*+,V7)YK5UCU&O[QEMG9K:F8$U= Z$N0>!E&MZCQGNG)$I-_]6RAH'I,OUL1
MO(]@HO!DL6F]8@-Q&Y:W2^9G7D#G%8W%DKVEK1BO'3M'OMSS^4E -4"&/:M+ M^ZAI1NY"%<.2]0\V:U-67 ?(-6X'),:_6C1VI,A])SF%- =A='$ZK.+HG-<' M3N6P.9< BM?*)]P-/[()>W\RM;S%U&IL?0RBW,'Z:02VD3>:&WD+^H L'4UG
M)5+U*;.1FHH\)DD5\:^:^4OA&VZ'Q*8U=U]+;O8K,[=W-DJ5-_GZ*A-3X.]2 M:A1_0^CWJ*Z>_,W4].^A,7)O5/[34E*A+D66 MM96+8Z[VWA)H+>)A0;2*DH5KI.&I!E$HT #NI9BW]N"/4 MKS5>MWI4[00;;O(VB^^_RIUPT?=FP'?YEA^?/K]]M?OU5N1AZ)X_PJ32YY\P
M^-I>L_NI#4Z36QR-84,C1FE]>1RKM16]3BF0'4PI4 I5"XS+-T]&5"H]&9H M_)^?Y,/>C.'$_HZ ".S\+FK,Y*3+@AG-ED32T-@K_E I67HFSSLNUL/8YTNZ MLH3V%6Z.&<=\/A@<=>N*Q>)'F)*AECP%299D\Z[3X)/IS?%F=(6M0'6L2@];
M$6M8G#P_>AQ,!9050S6YKCZZ65-KJBA[35"!HI4V%ZB8M6D2$* !CO1#(5QHK?@%N$[>%V56NLN1M='2BM)QGK='[6 M)FX'KHW L]H9,E8*-'9(-K"%NR6'G;-_](_:>AWR2M,[$YAS>WOW)YOORU_, M5+:MX.>5H*(UV#K$_ZFL7@3H4;_;3A9HD9E,UH
M:8SH*+UK(/)_%-);;ATL^R^UE. +V8QK((I^#C351 >^:G\7D&E3H&N5S^5\S9AZC]_$F3Z>[Y5>2 M?]22B?%/)CT8!I3W^/4>5/VOIW[W@!1101#,J" TORZG+8)HT?W MO1RH5\9>]*VAO2XYV9;;W!!K5/Y+<'2/\)U<_D^[C?*=?D#,_9+UL0JEF@)+ M_W6I"D,?0]?
TB_X.[Z\H,55Y@) HH&9/%(6+-:!%L03L4IM*SI M%=21)-8-!+/)A&)]IHI4!]H%$V9_?!/V4'X2'G8^O2%+M>*2%X?4X*@<]]>R MY.,Y!IXU@\$-SQ #),RB@,*88&W9C:^*!=$+!%/(Y#Q"-LBWB@,).Y M)82,'_G2I63CD71]!.YE+0?].*N\]W68EJ#/%5[_(M<*67-UVYC/?
K_NTQ\&G=:)]M@+T-ZE#%&KL#AB>13<]$20>N!&["+O67[PBY MZ:!?&_ RP9;*O;,+(<^MH_GIQUTU8*3%L42,@K"7Q1-Z$S4MD MJW!PDUI'W+3L[PBE]7XAT2]$6&HH(%]U"P&+2;37W\R8"PBN1FYMYPC;]_P MF2:U3D;4(XDKGK1UQNO.';W(=B7[4UFY5?
5JPW 8Y. VZ3M&H'U[. MEG$C4FXX"ZT]M&$PX[(5\(NU8[W,#=K+YNEB')W#]5>XG"I]PAR0_%$O%LO. MD#02\7A_]N4.W%UEM!9$8BPA)40N1$("7ASW#5D^NQ">%X!'=0,E8Z941)BG MWK/Q K7,*V4A#Q,39^Q3;:YFMY>GO@]LQCT_OT/M6TYYF?Q!
[S=7)W6W69W[M"-L=C)*GM5,PC6-DXW&O/*K=I%GX)]RB5KDP$$$&^[S+L4K%2^V0R"SEZ[N>1 MB:O9F-0(/\]4(-R>0^-%<*M%WH68AY)R55K2:LDF[]QL9 :6WP0^M2'LGKBG M65VN]>MO\>]%M/#;HRTF*H3C7F0S=%#'N\CE5EW@PAAU$@"E*UD'-
F%L>_+8 M)DRFW[.(*2#&Y@F3C?$]&V]4>;W^_2#0,WPN"9H:HH;SF#)LX_HZ6_"M'\% M=6WYHGU"3@C09)FL[$U8B-DF+)70.;+5K0X D4IH53$@^OASD8T'O8E,P6%V M/+)4_3$;,*2/7YLU3C'B; [B'P^Q- QSEI%5NSX,]%.]I<>[6&MSN19,ZEE
MW++_G_/>:=O%!E0]=)8,WJ!2,Y(RTFN3K(V,7V55$]P^UO)EWFGQU+0^=B?% MF1OAVU93I;L6MY7Z[NW+&/D5TIK#_YS4/AQ?D1Y%H&L$ZRG6RI,A,_:33A!8 MO)U=20U?+'27*2NO27.=W/OUH=J/;&L7' \Y%Y8E/VF#O 4'SYP[UR'*%%JG M>!B_3]4#=
<(5$AXNG-Z_A&^L_\QZA^6@)4\0Y] M8!+Y!X^V8O?\YAXKAST090H4V(.;L)VZ\!]_P5=6OLEVA+>!Q_%EBJF6;$) MKUE))N]7#\257/_9TZ)]CGJM3>-P[+H)AGY/XG(>$H7JW$I MPD;$H5$@ [U M+ J$4R,G(NHF/7Y@W8"\@$U8\^C17EQ?GOOHD9JKN34?
JA[)61Y&/=Q3]1%V MRF5WZP_>_[U,;.2IW&RX&C1C7M!KA^PKIP;H FF43@0?TX2AB4;/SZVW,G?W M?=^$]>3'L-A%"]P*[3U,;M9SP-GL().'E5,^HGR)ZA+++1'KG_-I(* @4KO7+ M;[:K6C^P<6 M5SL7B'#W4R.#
[MMY,DYY8U0NM4F9"BF]EXT0GW.A6[$RZR79@X@R?ZCA+<6' M:0A7&CR>>1Z3\Y.1DA+V!3-]G-&0'=?X#6ZP2#].;P6HNW#\4X39B1DO+8< M^(0AA6M?1XK6(\?<7'1!P!E;R!U9N]<%*9]Q6!3X,6J/R,X7>H(&+Z?O9MVT
M=UG"S&_%]=\OH48V#P/#&#:O/,W1#(\NXY-[@-SCH=;@H[B3?U&$+)-U+F'$ MO-KTBH'!Z$L9_UU+$*F%S^LRMN 1B70IA-/OLI[6[G)^Y:9A\M08"!(N*>PO M]=MS/'W@[K8GN8_BFZ,;XXZ%ZUI)U/R+\4?UE7LJGNM^YSMRSR+TZ^?/(].U M-
=4I^D("1]+_6YS6ETVE WF9>;&>: "]E1K&O+NG7 MJN9\^\FKO,9)FGTROV\@9M)_)/6;O33YO0=[NMO7##PVVU] QH^]][C@Z4'@ M@X(JT/>Y_45SK$0!Q68QZP_Q]6MO+RHUQ6D[/?)F]"*]^N!\ 7:DK)W4OL@P
M[.&7=F[5UJDNXN^>Y0XU2<:0=_8>TXLYS2L$XRY'Y^);CE_I=:AR:S5H+5E9 MDJTEH*9OIMFDUP]?,7I5E=\Q>G>1<:(KIEO^Y8IG"<2^]G;_(]-_YS2QWKS$ MB16D6K4F8._A'"NB'D;LB_CIY7QF6,AC) '^'"9H ,OX7.Y^VEVIP-KH5$P-
MYF;TTW'3W19^!C_G_C%WQ@0\"]!:X!/L)7M?:7-4]C#/WMSW>V=%@>\9Q$+M M\SSD143\>6HEFU>1EMV@'LT=IZ"R"=OCMG3]0=3HB.?LU++YY+;S&R\01B ! MC*H]LX9W"1S^714TUIFY"9/61*[A%>A/JX?KRC9AR(^,C9AI]AZF/175LL1I M!\Y^)BQ]$-
[ON+MMHC98KW&F#MA6[UF@#E6E);9\&EO<]:> M)^_3#4YRO7!L(FCT7XK8(3+T8;N!W-*]>(#90BY#Z">A;"0BG08?7X]Y175I MQG"?^4"5Q=\6%20;*)F4?^18[R^Y&1D7%O_EW*$28F%$LWF3^=5+=F4HDM9W MA,LH/'\$(^Y%"(]K<#SY.#+A8T$;\|
[0%>/\OW/&M#3O=7?Y66"PAM[?RU;V M.$"8GV-X[K0%?[S](:<6]AE<(6&-_@VXS/BF:/2XL%('/Y<']7RE6?RSO7G MB4GR).)X(8 ADFM8<+H]*XT[N%;=NQ&K#WX[,)0%Z2\%A;)/T:G+VC?]I<4D M[PC_N+%<>^L(H;SR.#+#+
TIL[X:/Y8X[5CZE$ND]+CFF=E4Z$QZAV)XX.?V M+QND9GL%:E&(#Q]!&!QN(N/P.4.M]2L6?1B+T5%.]DK;8=[L[QF__9O&]%9X MG@"&?16D]'BP C1D*WS/>=ED57K8MI)OMU]MPEYOI#9&#;PY],;YQM.3N0$H M-H\)A2 V1Q_;LPGSPL2Q9<'I"3FIE1OEM(.;L)O?
WDXMT8.4N 3DID+WE52N MZP;IC.-Y0:<&#>'*\-K]X^V]\)"^5XMM+>\K:52I#=[!_Z>_CS1[D'6,+G@R: M,Y[=!RS?18/;(+/,-\@>#,#F6D)DJ1G":-+4$GA3<;B=7@C18U89T;V40MA] M#3+=N^KYTLIV1[)MOO^RF"%3TD;I5;(\OYY;7),E'34=N=Q\MW4F;>DK
M"N=B*BKS\88[PPNE0>A4FU9,!GB7X],?0R$#&>8^]V,[C\U/5&:Z'>/A_13VR M*_,613]X?,+[*?PX 6]T">,](^E#R#+.H.SD]3DI3 ,RY/.#G?._;00QFQ2$T2 ,$]F M.*I!HR.\=TYXNCD:]=AV]!6>[VM.GW1I.?>3[V^XAPE4/02,W4S$[\S##=S1O?*SR3,_2
M8K;YRG<5:O$2-8A@.!F:VCHG5 MZO"0 @#* "E(_^HSO$.)BO>YWPL5%G(<2\?D5^;8$E80@PL$5S6+AA39.].+ MP/N-W@S"7B86#"%^'KC_YXR;=V05QK(<;#E]-M^P">/F9W\#U%L(X%'N1GBH
MVMX5M52J\7A<1B_;9A.6!KCWV]C*MJ(N468/7N;^(5:M%V&X[]B;]E.G8:C. M,0224D"DFF"&PCHC)_$+1.JP;FUEY[-7N3&':HC7@)Z<4D,D^PP:*6\D4RI"MLX\6J[J9033K7[NDLN:$<_#)4R_8/QX-?-OR[]>DH/_H MM2V3XC]__H]>6Y,+D.&4/WH=^=R&9"//(9!
(YD&=K6[ON3!VXSXA_NAUH:)/ MDX.:O]5KA\+(^E:OM+C_A[PW#X=2K) M;D@8C)FR[T(H8HHDZV3/.EDG6[*.?\;]W,=S__;WN9_W/M[[M.8[W7\?UG>MR79_/^3G/[W)^^@7'4*P#8LSW+&@P88>ZAX*YW61)DA9D6.N< M2CZCG
/+FETYYRH,XR.WFMKAF)_*M^.XO3Z;&87=OPC*?2_8BP%\,0SA&?+/ M-92K(7#A$Y:XL ^W4G^)(DADIK[\Y8A)*[AC][MA[R^R6#%D'ZKI*YAR#[XQ M4N] I;=H:@*3)%$#BU:P&%+:1;UU,3 U[DDT3V]0WR&HO]%U\ ||0W*G<^LS M
$*_AM"D]"ZUT:48AWY]2!+CE!S#&$'OX3I:T9W]NY=[[3^+?C"[W[TD4Y]T M*/5I%7>2;@F:)=#Y[]P=_V_<_>T.=X?Q,Q3IMZ&&2^+KO8S=0Q*H@?YT9BFS M'.*(B?COG-2O<>RAEQI M=YGO6)+([]CRG9FKIPFA8ZA1!F0:NW_&YU]3#A[_O#@&<\PT99R5 #C--
M_]X4^H]L159#X>:MR_$ M?R>6=0<\!^T!'5"E23$3%E$.@A%^90"Z]0()&FDG7\|: F+(5[.>#E7R=)S0 M!46>FN@Z]A"D.+(G+M#!EUR];*__Z&+OH7NL3YVA@,']]U.?X=&TPG 6*8:-S$OL=.YFKL:*#,X.,/%Y'+CR8''SY/[G4QO MSP%G(F>8&!? \%!C*:L$XEBMX8]MP;
F.^$V.DN0-4(NA+ M,"AH9Y\'HC(AWN3WV5QB0BXU6OE=6+V(J&:1Q1SF#?/Q[!!NVF81KEI%' : MV]*S\V"_J-/5CQPX#V,N3UW=6CL1)31O]!$&"#8$4:&-<)^-A VO0/V:WUTL M28ZHK*Y):"3V.C,S5]S]8(9-8!CGOO# ?V;9R1/.&H.6VD70C6>W'6,1)TC.
M]6#]U>;#XIA= -W QL9Y+19]V@954N7]BOHN]M+Q9[<>L]K!59_]]-:MZ@F+ M771]^%,P#\.%\N[X0OJ!16M7,O/\XX6[-1*A;MX7ZK*D3C5Q)_8$C-B8'5LW M%SK*))1?F!!G3&_C/E&'YP#XQ(%3^R/ABWR;!-S^E-O8/SR1 M^- KRJW0+]P6W3S<-
/Q\OMC/UL3P*=IT6ZGO&_G+5KBD>?;Z:%Z./DSLPH"M MR;_L:EUB7_07#SLT-9%I^OG%Y]L/E>Z%YRC$/'^D)]0$3(,HZXDB.69$XY0R@&V%&(!=7V=5RH@SCNJXR M] 'A;)*Y4B!;1(.]T_%KBM7[4R:&$:#*U1: S9WC/GR\8A
BNO&%+MGM.40S5QBAY'T/'#"PS#L+N+-GICD:IBII3>%CFNS[P9 M5[HW]7:F1L5"+MV3*/8^1:QF""O1:I@K;0E18X:+&T3^A 8B=O?=6G243"PG M'VI#D/.C#5('M"^:-Z8#)A1[HL(W++.-#H$=4 9)C!G-!US0<0P?E+R1?OF MR"[?
C:==4K_P^CIXRAO;BZ]3V*!TW]>-=R=BEI.AW>!1^*+'U^UE0H&' MQ4P::\^1[5;*RBA^9Z;U-+)[+(\A,[4/<*NMCOZ8W%-'K8Z1%S<96I99.?LU M0]-:BG7_>I#,T\T1-^;[^"0T1P:*!TVF]\-P<[MOLW]EW0M_Z^?&"1#@E%BJ.D"\.[G08&FS%R(0R$DJO%@,NX8HU&J
0@DW9:Z M,*!L4F"3<<+_$Z'HH-WCD5;3<5O_Q@=:JT\]0(QW\#CWC1[9NZ&*X:7H0!D M\E*U,Z68]M^FCI>C=:E[WUQEYMUKN%/RP>87S(EV^<#P]?0M;UHP&Q22R&$2 M;]D@T/EEAO*4"K[>GGIXO%4]/!3-5W_H?5=0\>4/SOX].=+YK@4
M:\ODUC'I+"7$H9TF7VQ0D]^!5(T@NAIUH[D>+:#]E Q2//$>;> M;TU=!"("][?G>-X!GTBZ\O--$S?FS9-7'B<^(@0"?#@U$W]$X<*LX;!1=#B: M8FGX$O]E9R44(>A Z2(APTBVNAMR5S,R>NQFYX9%#F?7W4G4CY@4%F"D(KU^E81%C]7@U;JCVN-
CZ9^7Y;0^ANXH,Y7]_% MV?!E=Y)ODFT?#D24G' ;8H:S0>X8,809AZ==0C:C*M2=7:EZTY_RGN"M/L4X M#0\C3__$3%O'[#<^(SG13D@?FD%V:EQ[5 V_^OC.T:.90PXA>]Z0)V M=A:RVC',!FWQ-99A?DTUCH=\A7&U:A(6#B?]^ETMIT?ZT[",?H+TP4W8OO7$
M##7F\^]->1/>]E)6QX9?H]X2D!'K@@6QZQ M0>>9$"ELRC,IZ3["S>'3 R.2!>/9]I."AA2&WK\=P;P'RH1=A=]/RRO\D M-+C+T-2O:6QJV.!CX;ASWSUK4NZ:%IMOVI1OPHH@OV?&XANMP0."BPWT9\@N M:!6*-L-
0LF@3!'0A1'&Z*@W/T%4H8O70$E0[V*"$SX\)==_3EF?$_=NU@YYB M3Z.F1\2F*T/(N3W='1)>>>'INM(/A4WW/TC2G05A]C0U44UVV.DWT'(PF]<= M/9Y#;'SKYXZN<#:WDXZYCTV0]DI]:HEC4GL0$8<<*A1C_Y0@Q M^G;]2NEFO6P&R7L9G!/?*IVGZ?
IY\H+LF4+;ZK*5FG4?X2T::IHH&,(&"?>. M8A^A1AQIL<"RPY6*888,I9F$TX+=DEFBQG2:M.^+91U!4SB"BN)EL<2_RI!A MOF#Q,GB^O$-P/KIHH[0^B;]RYXQ<4TY!:+)$:/(+N M5,!MRPQ6,_Q^LYZ)T MW4AN@QY&>.4 @7H13-_<$A>1(J)5U(!C.(IZ;5B"R#Q\J[^A
<%AO"X=?3KU#<&T)$YBU:/V4E M6L4/)8_7 7S!LHT>"R1;+$,>88"3V^4N MLD-RC+XKZ?;E+-[^Y5USTGXBQ:;S%R/ M2@ [5#=2GS:XHVWI;E"ID8Y>%T/@F0@.%@?&,FM1TV70"L/62\?9H'M]&H<* MK.%*VK6]9DD_VL#/ GE$-S_K3@E@! ,H5S' -
*RWZS;AC54Z()P/9O!KJUD MET8-(2#;/W?> 3)F;/"A8^9<8"^%\A7$I6G#?7/II]_"6#D& M_>=/505#-NUC]TCRW+!Z_E_1WTT.3.))J!>GE#>I8UI1D78GJQ]?ZQ]MUVLP M,:H+*FWB$RB7FOFY*TD7M/O.$;*8P=U+%FYO?RB3?LL^J71?5Q,?NRIX)YXD@ HD
L@4_?'[)XEGX1<2>A MS0]SU$2W'<=!VGHEK]LYQS_1#2-:?K=RK4.V7RP6Z!XL$I'-E#W.[)K:A7O[GD-F>7K $9!]+D%.]=I M0Z=&]]_+KXVTX'E]?S<-=>OSO#HRT5X^OX!PR]6=VV'FZ]?7)[5S"I6D0%*? MZNFDO"6YG9YP8[6 >$M $#Y:P_I*6W5XQ8T_=P6+?
BA^.3.=-/'".UBMQ-N MB6:=0#@UQK2!*U4CC?5NO]SF+YV]*D>_S,U$_I/T0==;5D3GD[V]MD@0O[&B._I-FUS7$BE[Y;FM""Z?BVYC:L'W(MSBEQO9&<5VU!Y#B[R_J7!]=/'M3VD @4X H)-TDW8T8BCP$QUP=UVN(<3:B& MD95.-
R>!].UGY=^^_4;^>%=T3E"KB7SN69[PHKI=RB>G].?]VG%Y-YR=8:)Z M@:Y.H5[M.=D%GT&"CTR&74_G16VN]2P]V599UN8 MB2*(NOOG_M!CN=8+0E\ M=8EFD:*WZ==)[;O)&UX GD/)$;I2$*MB3B%)8.;9,S^B',3/ M^#08]E(5PN0A91O44W]T/=\W>0:B%36+
FIUYW86[@\N1&B6+EVXBE)0K=OR M1OW"9;)*'*8&,]Q]&]$S0(;FX7YI9BCC3O]>WZW5V/V(6[YOAF7C[FVK;)G= M^]$)X[TVGQ?)4/L 8&_447!1 MS[]CW!3>.WD4.]H4108D4$Z]\M11(6N"]%(U='F@?V ZHC7(P!K#,Y_LC^2A M7AAX,E8ZES>A^ACR,H';:R"4-]?
U1,D4^^>801]];0E;MF/UULSJVK2+LZ[= M]U#Z QLD/T68#&H &_3]%P5F]%)P8YBBU%A:)<#?E&[,86\%)' M]2MA)9KCTQ"IN5ON?^+@:A+!]]*01]O!\C\ >LUI@,-]!\6-8<% MB_#S14DB[A8?-_KZ6=T2A+Z1O(6VVK8)3Z -GQ0S<_Q84R-3%Z+;,5YO6QDW
M7/LI_/%E82KAW+O+9D))T5AG[>V[/>.3SH76&^E_W<+N];;< M(HHDR@8-0EDF;-!2[XM_:+)\E@0&SF5%416L:BC@14&*2"L;)*[R^\$9>;C'VK;V_.!CG;[:??W#$H?-(].L"A M,J'B-M3%+!EJ:))H,6+_=*#VD(_S'TX!L[NG=@A24?06H\H&A2LROZ)<,.N$ M\0C:E^06*?
#7WRPQAJB"/=<)-BC53SWV;9:G-E?[KEL_AL4P 7NI@F4C7,;YK MZ]%'I+%T6- 5137+8IPH@ M>"]R#,,BQ (H)X>$9[01A#:X"NX5'=!)$4#71)FN?KW9\6U_6]!9+?U[A,/O MYXC]N2+]QU079/TAVDN_G/5.-]M'EYRM7:-6&_W(4;?YIYFO(?:8@_!D$]0%$CIVB-H;]Z%?
Z(H\3?VU;2QI M3G.ECY9D*5RKUO#,R_Q==*?IXHNE#FEZCR>ZHA>WPL_]0G%IW*#2V\=LF7\2 MB!GP$I^K0?*3GVHN*O>U+TFX\-^=E_@2=\-1KN*9UD/$#68=UIX0ABT_PRS3 M*'?!NQPQ'>IC__@VW#&EA=*7OX8^; O+?VQV>OKT?VIQG5^N\]P#7_&H"'3
M&>#JO @.S\IA@W:I0,9,FC0/#"I##NB1+]RZ1QD]*75[5)_>/]&=[ZWN<>*8 ML=7UG!?Q(4G\X/<RT M48'NY005:@\GY 2+G\-"U U]\AX 4%-L(]V@6BK/C;;:(4T=3ZET,XUE6XY M]PSG!Y+B!#O/WM'Y_72+G4T#/M>N7Z2L0RKCXZ2RNR'/Y73KY3E.@?9#&?
4L4N[]>-J M+/?94CM._M;;*X4]0;:B)5$NZ#%!H@Z'QV=84N[.<3@ISS!#CBBX6V6"MMT; M)7#SS$9,C4?_Y9?N[9O!_2]O/B9Y!$;M#CL.5D,U*2YN\(.!*XXTA]%(^+&B M*CO^- /%A+=%!NA5X8W[:$>)@%UCF90]/E=7@*M"RY33W8L6@
M)OAFNNFKO3BJ_\V;2B/'MB/("HOZY&(P;6H .YT-+' M-;,7!3\X94>#5MF@:((44@:A2?4@O#DZLEPA6L/$Z8MTB'F_8]BCIX\Z'_UX M=A4?A;_%)]F".#9(HE%0BX0:[6UM%+&&'!-YN6'YX=%S]\.Y)H_F=TUXCUC@ M*_]!QV..X-\GCV&#;H:M,-"1Y2KAASOZ?
EL*HWR&':O;5F,47YXEMGD2%HI$)_+FT@MADIA.^, ME=AG(JU]-.N().9$4%$>2WAQG0VJSDS[P3P0?Z5?=/C,JW,%+PK405TU!97[W29=ID3*Y0=+4Y?]T6]G(=2[F)&5EC[-NF/7*3]PN&-[NR0M,.MUX]@!==1=S-2#89AO_*V(13$&W2HOO#90BYO3
MA)&ZMBJ4.Q.M"4%8 ER?\%8Z]!% R>:$I5TQ#)?"* MR3%8C9+B,ZN35S$!1]N-,W,XSM?],C=-[Z7/.:.(,AQ0FKW/44*-J8T/^C5V MVDIY >8GS2,(6)^8WTV$]7O-1']EVU"3!THWE\8#WTGEI9=RT$N, MF:,IQ%]@E;!!P>Z(NS^S8Z(JL1%KUD!6FPYCP]O#*-L N!HY-
UQSU,2\S+C% M-,R4]CM)?UO;I@PE'72SE[*.I^N?>UW_>R^9#7K9DL4_]V?6.=K@G<'_;:>.2//*SIM'N)P M&HWO]0]:+L.;4VF8H_$56R7K+S%F?96B\DN.^C]MQKK+=$YN%YX]GI#K]?@B MO%ZZQG7@-3C==>W:^=,0KH2(R\>*GF+KI-F@TXY_E1O@OTP+ZYT=
(3L^(__|_M@OM[(?^1.WU_E3>E6]#_KK'>FC+XR]N9>^?WU5_RX:NX+6;:QK_LTI,6N6%: M'B72;!'+?9=KKXV4*A#V'[:/XE+]C^_@Q&%M:9P:].'F)FO;:B3]Q:4G5(/\ M)P\IEP-TELQOGN^=!G- SEHM<<1F*X]D)EMAUTD4Q:LP6,K'H AV-7S MRTG0-
^+B0S>AV"C!>\OF,87,DL8SP!KM!]#KS:$(OYAO$3]:Z$]6K4D(;^IR MUH33&.?/W>=X9CV60>=: O/XZ3[:!.$'& [#0E&'UA'A4$$$&I[D]_/FNNZ M?GI@K= EX3]1W*5TV/+-K_)+.R2<);]U86A7?V?5M\V*+P*.3T<>C M/[]_>(;K!6AZE_'?X*>=V'K@_T?
P^]=C70TU+O]LZ.GNDO#*=Y;VW66VL^ 2 M7!_8"]VH]B-//D7M8G5EB2:TIE&P:4$DZVR3.P,)^:]0F$=X%Y]Y_H?1Y'9[MRH@HQF4C4,OUK&;'!>BO:E]ME<*!]VE*0XO5L#Y)OU;!>"EQP/)]=90&RFW, MX;WT]8E['W)AR]D);\=';ZC\]8V(13GUCETX]L
+1YE21$(^@37SI.WIT/L) MK+=GOU4;]ZO*?N".C5[0E&1U6QFDD(X R514]Q)\H*U>^<5X]7;!\5*K._3T] M\46 A*-&7,W)!H.OFIB$[LK6ZKOH52UZ+^.9-2I<<%C?Z=$B511-"BQ=K$86 MN\\VTOQGFK$12 Y_^7@Y9=HP7,1\Y=*D/THY1]9G?./"^;P_]N_>/1>[LKL6
M^Q]X4APM-_SA9ORQI-R[YRY92QCH6&O_Q.1D=VD;WZZD[N[K]WFDDU]"N3BD[_9D^HL=UT^6]"O] !OD ,] MQR>MU"I2]1.\?5WM#V>FGKP/3I8[_F':)"+%D4UF6)=U3CR9BR: MY7YT$;T?KF]]Y^1KCH <2YT@(Y%-[N[+";L MAY=:W,&3G2]_#!S?
%.'1$)0W5L1E:V15KID=V<4_5=!\AAQ^V<%-AHIV$!1 MC=.4FIO\ -6ITCK_(1$;]I,-XL__!3:RVSGLD\TLQ!(_6K!A8 MF22S0?W2=$P9H;4"N;KY=:[S@66!DE\, &6-,>B:C76;A'^:<\++DNW_-^+X M?V(L_C>$(4'(GYR'4#XV#N7T.)=S,+S1BP>)*]NU'P 7(]];_"(P)/G9(.6K
MK#\P9IO%$$6'D2**HJ/8H#N)U)T]PQUBT3N-F=9_"7;4GLG&OC?_1XSG]#2 MXT]4/#K>@CP".##?YEFVGZKX,K!$"N<]^-ST]B[3P%W0SM\H2^$MBZB><5XL MA^M6@:N *RG47LPR&[1YXE\B(?0UN/K-?P>0_M\SUC*U]D]VX]G:6NC^B?*& M"I>?
>VT[=VFDSR_\Y;HLY"]I6])? MP9+O"_*M9LT/\?1Y.K]'@;H8T&GB2W M^%UZLZQW4DG^R=4 OOF%OW'2$/S'U/-Q- CW5W?X]]=?M=/IZK]^8%X\,#]TQ^>?.=$_L$POR>J'!\41>RC%+)X9>G7@2ZTDN8:,_M\148<,:B=246Q8NRQQR##]""&@;)ZS?D .-?(CC@)K=
W6,*%J)D'SS(03O.B>J4.R M.R!9-YRC]>]#]'T@U(]W2/8%\L,_IF],QM^/SBV]V.W+T\#ZCC[&T**.-TM) M4R&Q$,<@"V)\]2>@?4%WL%ZMY%K=9'T59?Q@#C?^%+]US5W D)Y5XPAZ]Q2Y' M'V#B(=/AZ*]95H7Q%MJ9.N M%6S'(M10*W78,UCL%A6>]5,FWK0Z\X+/I?C
MA(V>)(D=>C?2\.G.1)C-$MC^Y]_-]]F)T!^@.MP CF2RG\NWQM:3OD'HGWN M[UI]*W)B@IM#:,[J6XZUB2S^$3:[;B8E/T0!+;%!8)_UH2/+2X\L[9B&*2]] M@+0]0ZBYUVC@814SBY;;U]$;P9!)+YVX/",Q207,TQA]!-8^CO;17F"#TGPY M$-/ALRX8A?
JED,,&X3E2Z]>^F['8'T@Y>A%&5T5V)+D:LWH)!W@BQEOEW%3" M6?CZ6M7=A)Y5G>U[_>[C,UV;7IF,&2X)W-)9SA-N Y+T6_,)Y/$K)0@PV>?F M<2HZ_-+^[M"$NF?H9\M*WQQ>/?D\)LIEMZ!U>';H]_/KQRE%2/C\94@%9E&N M\-I,6^+GN5K>Y-] +F6UJ:3B+
<_3H>ZF6"2XO=V]M1V>_O.3EO!4G'\2AEU)%2:GHQF' MQFD/?V)^X]&.D&,(+0"2?W?*W@:A3FT;JO=@@Y9:U%+X:&<^W)#PLMG?VXKE MAXOCS*CDNKP.IO8*3*2P7;/6? M,I&ZIZ\B/'3XSZG6G^HY?PK#L+#.AG1WQY>$OK33LPFK.7Z-KH2$KH,E7HX
MN'B3D_&6+ $$IRA!W C<#(/2&*9Y(M6B:><-O<50 #8I.62! MVW@QMN&UR7;!,>6.M?T3W#[[^8E?-9[LOK;P!?,LW#\4UV\FB\%55;I01W7#'P-0 MU%?\1!?VT*--TP4%>9=G='2%/H/4()@_BTF"$%,@TY^P/)]H%UC*?6M!L5$M M-
DA]FZ==89_T*&YS@_\6+:+WUFH"]Q!@L-,Y:!Z4W\Z"B+HT]=IKZ$+]#8I? MVR7H"LXV'0%\UYU=5]&_=>WM>&B/X@3R34!QF*Z>T QGLB.UKNUPHG/7VE'Z]F\FZ]\Q3W:%_$NL/& MUE]P9>#F[XR;RLX^;) ()CZ'+L+KMYUP;O$Y=DC^RAA_]7!LC04T697]H-)
M[TY+5G!DXYZY]-[VE83T;KOC0 ?U@%D#%1]YQ:%20G1]W*[#G9?OO8* *;CV MLPB^R2@W/&=CXF;MV"&4AUXAZU? IF^";_UYW"&H6"3K1_/=_LIY_;#(QACZ M*AW2B9'MT^RBW62^KN>B2S'$*P#+Z8X_V/I4QT:]0B2FIFYXXZQ_U]]O=%+W
MY"Y9ES";=T^VXXY89-@UV.@[FQ6LG+U:%0"X71.0X>W+D7K09BFSLZ!N*?X_M5]/-+6(9,"(X(IU[Z@P5&^G^O(N79T7>X^.8TNCU^>[,]Q9S=G>86?4>CZF M+LV^RCW39EMWRORK0@RJPN)%H]!$&W$NKKV<=+5^/Z1%7=DNZ->BCI@1]SAP MVY>=LM>=
["7SV^+E]O9FKJDMH74.-+-]8>?]V?PQX8:0> M=X_O=P2#D33 FHB/AY)\$\QZ2G%+"X^5WQ>#_Z#H+@OSBPT&AP5#("(0)['D M!\R//LDYLWM"Q@&NFW4G;'S ;E_M'#0+ZAVYA=6$%S4E*5,OB9+'! 7A4.V] M@47W9+>CJ:\BR3<6>=96+)Q*NJ5L(YHZ>NQ,
G]8=3"VY?O,HV?C/A/G^CST M+*^-3])!MJDOM83)] K#I0Z*#@T^=(*B,CFY$L5P#[@YA^2BI)0V#,G;Q'Z^ ME'.^R-M?AE9'=!KB)W6S*$_^#85@=T+>=+K+ V58 B\4BS_5E]7 M_P(=Q3$P@\?5]^$:I=R/JF94.CDR+))9R@:Y@]=7QG+:C1$*%$G<64I7DP6]
M4GPVX?:@ NZZSOXC]MP2!V.5H+<0)P-92L8T./0D!=Q$V.4\!>XG-=&OA8HJ M5EUIU%'SATK:=EW:>"^XJQ_[6#"&#:KXE,L3AYK^ #D27NZ45$2#\#%.*:?6 M[G_+(T<+Y]:%+\SC0+_V.EPI@=)Z.0^NK4NWA(_?&5R')]C;\5%P$_Q5(/Y#'MP"S[%19@=DV0
MM7^!-5KAB@%8-_;4!%D6D966DG"S+."QNS0&2 M-Q2=UBC6*4!E8!%[N![B0%QS\(9]FI$+.AR4;:1T?=1^\^X'K\RB130*$,+9 M'0(RH=423PO*NE!)MI#2X=G#+"5B(]]7[Z?^GHM\LKQ8%[N0U;)M_9W*\"\ M#G=(1)OUX4^\G X6-(*"70ZZH"AZV.@5C///7LCB%EG?
5%)[6,614R*$3-^6 M_GDO=K+=_-1QSU!]\)&[NVB2G@1))-\#Q,.?QP,E=2LPAYR%@I;TM>Y#H_: M'- YE2S^<*\=.>N]A;-]D$/^Z*U\Y^I$&VN;VV7C$S>./T\1=;!\X'F#^Z . M]['4+ZW$SZ39NW%F\)WM0G$>Z4/7C(2=FRLD3I>\G0'OTE0A %LP))AQ>\!" MEXJ-
)6]R4T.>POG]Q'W[., >?@0@$Y/+AOT81VH#[Y],IY 3! MI_HB1K/59SM<==F@!]%?\<@Y^Y$OZI#=+!5GK&C]526;N97U[!->]5(A7 M:Y4]U_%8];N7N O]Q"1O8[NB2].P&R<-ZEO;,5FRG.48*8K45];6Z/]L>Y MWI$AOR#PFL*:;>!R[?A7#EZ/7/V'GA8[FQF#/W
(@0*$^ M-"4&U43GO4XEU ML'<)LI6*]D".TK!E](%N3;O>,C:HL@[E7L]TT/*9]AHI]A:6,#AF4QZWN)@U MEY>C[T:X%:'8Y6G9R/?@GHU_?B?>PH7F7&QB^+P6G8RB\N.94$ZP05A;_Q9L MK_YGL+G_>["9C_X8B&6#OM^Q^)ONK$$\?
^UN;OW7[N;GV:"_M#8KD"$_A@^D .Z M=KK+_\^']/YBQ=Q:^"^M2T%N_YN^UR!SR%^Q\F=0"3;(12&44,ZLU2+K6^EN MB.408#ESL])??>:^!M_,H>*-;5[NG[;, 3.[8WXO.#K+1B"=W9U]K3I]$E1 MO-BN.9/R C5M-
DT&T">ZY.@2^L]SQ\WQF'.^6^]$8WMWA:%E[D9ICF$[9T:4 M+3(1_,S/+"'DSXL:=@)#'T.,PZ]M'M-\'WPUU"[C!7 M?8RS56^+0A2TPGUH,O.7R+&GV ^N8+Z-F7BG"663<4.A$>+KX._?6U[=.=FX M#RBDSK#VOP1] @N<-8]S8K$$.?@%+F?
5])=I38S5/$DU'=M#O),=KIPJEZEI M^=$TG/>1_L#AQ-;(CWON0YZ@7#&C22W&S.AZ=PIT&M)<*-XZ"$-;UU'NB9P< M!@O!AI)-!BMPB?&#QX*9!:,Q!U_8OO)]_VTKN15+\59E'.:?%@S]0X'%;+!! MXG"E-DVI%]:&%.0F\7*^?9%S?S;5\?>;HS]4)N'ESE!Q'%#UGOD<]
M)HR)T$1^;L!&^)M26>*,S'3VXSR)^9]BU".57'NK^BD[])2CF^]^&_!IYX^ M.;TR\S2HE:D#/8EJ$E9A@\8X]KU,JI@:2,8V]0MZS@=?V,N,^0<3KUNFN10L&6U,_OVFC+^3FW9S?RM*!W?M[-O[MNZ'__.#I<-O_NN@I4-=5
M6=/^0!=%/&.F8OY0_1A"*Z0'$;K.5]Z$4*12;1+YSM>.+GZU-UNI'H'>%:7B M;\ZT!9EH@1#)[Q'/F6E89_0Q'0]&E@@XHR@YI$&9VU:^E6?*ZE(-HFD6W[G] M8M U6=9)GZ_W!,!HLDM0BMX?RI]*&%7I1@S+1L5Y3TDQWX$NR,2;EY,L^Y]\ M2XVJK%
[47I33"B\V6%.9 ?F"+SIP#^*2(&2M)DH0*(P(X[QY;9Y2F':*"S9_RP'[RM\[.$-OG*+]-G>A9IT+/- M0P4+)@W]"4NWM-F@ULI8[-*O'U9O[A]G:02-^ED%,<$]2],L*>0@&\17[U/ MH09G\^UL %CKN9M=Q!4AZPR]5U,Q=;^3KP4GW9G9W7"R_A2Q&@<;%:2M]
G1D2@1GF#]):-W0EGG-AEG(?%LT%XV]%\3 MQ#!2;T\!GVK65/96/,<&^?(GKN%P?'F_-TZ7T;9*^(&?M%*6D[/"._'RC5C, MF'3@/5O!>(V%6L*,%%9V]=]GZ%6((!(O)?9EZ#$E#0?AFY<"#3^Y:N3SH;;3 M>Z+M>8Z]0LW8M9Z
MMS)7&:%7Y7]H1Z!S\?.9GMVS@=P"F$@WD,('((]/=MS MN=I:94'D*3KYSE1*@ K^ZP]L84<6_*"B7M8+4?EU4((+,4X#F5:SM&Q+ZFHZR%6A^.;5M+- M0,8.E9X+BN"YI-NM47[$*OQK>C996M7#>6%!;F_O0AO#:9IL@ M(+VRR$6]RP;1?1=H\'X&I"!G)<2"8M,_.]
BRU@WKF &$:LA3FM0GS:)C6=Y@=S8'*?-C5Y6FU6KK0\>;UUPD00XM0PVV-9 M8CF;N\|;YNBLY8Z,,/%G@_;4<[[S>Y>C& <_N@$L6JL%PS@1B/V+U82O3&,+5Q(08B!,J$DUY#44YS&\C%.V7QS;/+4Q^TCE@T MH3_]FTL<=]B>-],'/N)%]# RH0438D[5(KG?
U8LS6.$R^/E\I)X^W]X!2E30 MR%*5$*"^H]](G[4+EKBR37RY0^](0@9A4N ZIT:-NA>@T'SLM?F#4E[.QSW M63&,@M#;YDR+6X)@9XLM\R[&LS$Y_%3020Z\O6E'_DC_D^8P,+3.H)]V@7?1 MLMRMH1G$WL4%(A]X5W]+;-S'YTC&\Q[E]4D-
ICAXPB0Y6%'P"%R)]E#]$U:P M%39V]A77CCP9NUQ5E7ZM]FEZP%+P@0@PX5'R"T]!E5G6?HI.*%)]]B ;=*4 MJAPX?QQ<5U41X]3K*UMX:1DGO:E2:-ER/NNT2XFFS9)+-C8"K$5+9SE#:XU. M7[$T35/QZ]Y6*&NTA69L28- %_>"9O<^4@EM,"GL;V) M;I#
H'R;R,$JQ4,W?D^00^_H.UM"/DRZ]]+=0*/94Q#%YN(O_ L1?CJN+[K MRSB(7H*2':'1\S#_\Z[ONM^^B]\XY<653I5E?L*Z$,8E?R33C\+WU(M,C\;/ M:EX 5@S/X3G4%&7P!98.,TLR?+7*>\LNA Y!-A%X-'F_,):LZ\"\E!J5V2$8 M1.X5[:75D0
V*/5$656G&NCXA,CO\]_N\V1Q>"!RDE.0NMZ/32'V # O-D@! MGQBE85'0C*H!3PZT'/BU%>UYP]/+KH-^E?4=NXL-#OSK1H MM8H-GS$>M'E7KL\!+"6'1O<Z?']BV2ZF1/,T27\[SJGS@%.X82D(; MU4\$NZ_>,.
Q8$86W^*7/$:,@HS@DZ1B\!W>X_$9H5!;"SE]X32NI7>,GYA5 M2$DFQ8>FA\<5CK^9B:50+_Z6B<,&WW93_#*K@TPA0LKP[:A(Z"Y-61TZ'W)(M?6'*I?1Z+P6'4X6<@^<9&+RZ@\O]I?>BT^"!P*KG*BCHAITA=8 H&^U>?TL0 MMQ+,FPC'ZD4X;
(1['6UX>]EVS&B2H]F]\(K'06[AB,5I51X]R5NCO0;YQ:3A M?L,<*$4]3;%86YC8I9 \C_;Y\XS P[H 0,DZ(2>H]';\M5859I0K+Z])Q8I M)O+Y(>I2L#K>Q.X2-83(!D4W'H;WP\9N37]Z@U=43P#T$0]"_(76&$LR5VZS MP+N$AE[C!Y \A":'.(4AS\!O=N&D^
>'5PP;8Q#&!\0,J:<$B0Y]W+XG:[Z(M=I9]IGPM/M<&[?1BP=F@I:[%ALO.]9_,Y)S+E9$@.I630V]RD]LAEF^KM]G%Y']*D.M$:GV(P&@ MBR)$$B"KR>[7I5UC)^EP 8Q4*C6&-8-;. O.F&!"1GV8_U&7?[]5AMR+=/9 M>*A9WKT14PUD5:WD;U6)\T3BU+ZZD#*0*
(KENFRHAC5)<#<\O:M=2GCP8_F@ M\M:PJW5D[[F6T@WN)P?AQU_!5;;?@6O_X-]]18#6;_D-O8I]]]# XLQ4"]B MN.S!THU967]U%$S^23\T #8\I5/=O'$NT'^ ?AG[8W9]_DPVUE'SY[^R8UL5 M'%^@E<30))CQ]2BZ!>2%/,.8Q=^G.0HC+H@Q\AK?YMYY'-
M165^Q)FV\4EEU M_.F85PBU'''"S#NA0#];CQ&B9!7D&?0K[']HB714AV MNU=D:06%T0, "*FZ'38"(R4$8Y_&W=*NI?IBIAMN$EH270+M+S8E?BZM)0E'0Z:+N7M6^ !!UW;8/R(K0^HY]NUU_XX(0^ ME$/M6;10MPB33EQ_,N-FET>[Y]8:GPZ M=>)T^(U:V97*0=6
W\NPIU" M74_VVF_&V MWS:&K]ML31F.,0H0E/NH<+U'>?6%>Q+:T#SC'=[9MDF>6)=8 M+ID,M%>P;G-!+/Z @GP3V2KE#KW+62Y?05=.92[0[V)A>([EE)Y9N97*['#> M^R:Z(;R.^+HCES6 YO>HX)XXA##*EK-S-LYZ^[@&[CWZ0&@=8T[!QM0KD-U/
M7D,UL4Z4#R[FTM/,5?E/"LVE:!R:D-)2;3F]&5TL=/V:_%B MC)O'8=+4'Z5VL]M] 65VY^[!(H]]64I2MOB4B>]&^K_..] M)ZS]L>9RFF,.&Q0R7Q*?'GT&:<+VC*FMHQ[UY:(??&0?8TYHQ>IB=7-D+/%,_U+]B]Q>1;#A9._S
M)'F9:*VMUXX>VC>XF3C08\J,\W\^4H5/\=:ZV^G+()V<_=R?0U2I.ESQW8I\ MH2*7..[1;8Y(K(>NH6CLI*H4IK4M';56LLW@C.O:\/+-G15FCVHT=E!&#P;5%T&V>;+8X-> MXAB]3=BA+ [_>'^. ,BC&)$KP DL(U>6B&*VLT'K'2CHSTJD*AO4= XUG0*I
MQBZ.TP,!0;)A._H%&S32*-:']H14;$" N\IU:-D?_+>.L0AS:Y, M)K_8!RX3WN(!DRAO)OZ\HVRD\YQ/D _&GU''%=ZWR55!-)1%70DC_!7[+$$$5*4]2EE*NS<-O(->7%8]LJD M-V0BEFO046UZZ;O*UK*">/BW@9EB.>CM:G>:K@LA21_]8:CX;BA,%=:S?8'P M?1UV")
[_LS7I,0<\95NK)KEL;P0^K,D@X)SM#[M?)OED!"^9/HI,0^L%<]O\2YZ7X $X^L[P[9EG>HQ)&:14;FFLX^23/.E MB#2[1B%N@+X.:VCY)7\&,BS3>NN_VN,%4$,8NEP\J.-*CU_%_3OW+>-!_H! M;]SDP3RZQCG"HB4Q:VNPPH#&/'UUT]F65+[OYTJ]2YRRQ/KE-
6Z0]!_C#;^4 M1W;Y!09ZEM[.?:!HN?7!]":_)VE6\$& M'>C,T1\XX-6X"K#F97B.O]#]/G;WL)S(;688\C3R9WH#-@$[_0%Z!!>MD7^; M!A9@*$FG9DD.C!=LO3@D0\9LOMO.E_]4K2Q) H_C< 3)C3HT)S(-46%8RMN) M6V=#[@-1F/.IC>(#X
\G[_'4>S&_XVZ*PH3S*3C6OCGB E;$FO&$B4$$^E%A MN$.2M/Z%1.Y^Y6S_4<>'D.-3'P?K\)7<+%@+^A(Q7^>]_E7+^G1%0%9 M6AY@+_N"8>1U&?W9R]"Z\1A5.*'++\?ET)IP]WG>XR&Q+[2)B:\|=3[V70=K MLG"H"GP<0]=D'E]&6U*%'
;:O:XH#443QEX_(F'T&GC2_4R^5'R;93=D&. M]4K]]GC7H@\1>97"]]3+ ?T+9,.6'D5KS)[Y\]VLRY3?!;]&U:;GCRZ,@]MS M8@,?YM6:/ V7BTS?1[+0,2Z)KQ$0Y#X8$$W$3=O'?2K:B2 T'*V-$H.D^B\-+Y]6UKXL*SLAQHV* M,/HYU$G1>X-A@^S!HE4YSA(#C/-
XF+GL:4CTO\|!&%/XU]D&'#SC!OLD;FB)%=U,^_/W?WG_:?_(>G]_Z"TKO]A7&A\C_L M9_,W;> R2"NB<.BW@#VX:(1#R;CS6%#!2A)!],&;LBA"*4DRREF4B6\C859+L66>A[)E)QIO9?M,Y]^\^]?ET MSNF<[_G>YW/?W_N/Z_$8,U[7^[K>U^MZ+=?K=3U?4/"45CK\
[B&WX-;0MEK, MBC!F;29(CLOED_''%>S(,M6><<\9 H)>P?/@D4D/ []].11.(@M-UF+:]U+3D#YRB=K!JOU'AFU<2 MQ(B7I8>/<[_]GGX9DK1(H5U 6C&P#>H-+RA[6F!]E\A?7A>X!BNF!E+C0]3D M]2Z*3-W,O ?]+16/V-=3L8D\-[3KU9>%Q(?
$](0[X^/CZ[9#B^M55F#.V,9V MXY3*\>Z>;D !WG0#[=XEC#29E+X$7ECB&S=T+[4I'JYY&5KW>.OV7,^<3[[] M1=-'3"FB+[!AE1-K$A()1S['.PF[V)[/C#)YE,EWDF:-;MF'&@CVHLM+I2<3 MDR2N]="/?]*3BPU!D::H,O:YSDE&$S!;1N?3S@/V=4K^,ENV^,M/L3?!:^69
M6C!_1 MA[65*M7H=LVY?.-OC?/IC?8+?%AZXZRC)MB,NHYL"_+M@;3)R@#=; MO2>F$V-C-+P@B%ASX"^"_\8EB:D%WD4.7EV36I/ORMB*NC^9]EEH;*I/H M(GBF$%\'A'P=QKP8#V;NP<%F'H'OXPAW<1O0;NCA/H+U3>9VYC!ZRQ00/HD' MSMS'%
[G_^"Z_VHCJA!]+D]Q2=W?,AQ.R@09V2\?N4GB$*_*R*R:OR[M4B./P'X_R+ZVR77]GZ.8%2HH:MZ>O#K[-=0%[.(S[USBG&?!N?$4PY;Q&P] M?[8C?/MFA(:N&,.*]A??/T>E*XO]]]C-0 MIN;J87=?^P]V*)6]B$ MM1QG:!Z9,S7 MX9[DU7N-2DI$9GZPBYK3/W8*?
N]H#WP4'&;)&QX*")EV7]MM+O+S<7]]IZ> MCQFUTE3L2"(XIB>K%\:%V3TCS M&PYA8(,Y'L\!M%W4R$0K8Z@376\8&EWFL.*#%FW@H>\%6]ZH-,@BC@Q23]CK M!XMU^(+S7Y\5]E^^-=DOM=R0=^_"2K/EIZ0OYSP8?8,FS(GIM>W,#F%#X$SM
MH@I]UK,A\,@;Y38*?T%D.G$HIEZR% %M'3I16LG(VV]CL].Q8WB*9UK(A^N1 +?6 M5,1A[W]3F#?D\]*$@CT^<<-%3_1Z4NKA7?EI)7)2:W?WJBCMZ?%V+T ;5#!" M_)Q;K8-#N3^A7I*QD;*QO[Y?H7[B:?T\F], M(7)M+OD4YXH[:\FNQ]&GF3MCG%;B:;P^ 76?
6*!&K!?]SEKW2H[HHNK"D*]' MURK[.RA_BY01"DB=C=E[O"'2<_/]_F).\!SNYHQC^([3Z?:;G7O20/)^+83KMLV M1 &6- T 2OQ<.J%%V9+M3TK:\D[=G^1Q;2V57]=[(FWNV]_90#"XH*4[QI$+.$N<(N-: MV!QKYUKE&M&Y@=Y;O9KYSF9T_*9&W/P
M>>7(],5L_O%99,Z_,?A(-G']9/4&$8QB@O5.;(W&-.&WW]D8X+U:?K/CZK>R8F?$ZH;37V@L58Q+%"[GDZ]MA^> Z$W-N%VX(6DS*7\ M$_SO4Z:D7^RP$Y\^3O5CE**O]3'R:!<1'QL@P$[?%WIBP#9S%NA4W2VV+,E!
MU3<$'_2FYUZ@WU(>@;I@AX\3#!=>9K_.I>\@'JP2*''\2%:E7WOH<7,?']N0 MV,X&.Y7]']I*FY1["CD? &?)(<3 QB5>?0(T"L7=5P_-'?V2%NQ?WM21UABUHPX?-*BE_$M_._,K"3=6X/2;?1"P/T*8&-$&GF=E>X.'.K M>\^<[;ZR:XH5-6:;]%?'@W.*-A07W&Z, XT-
'@Q5;96R?!=;ZDIQ&!YO[G&P M,PM/.7+-3381^?X#LBA4/E_K66%' M3RCWD<\;,WJV[P&X06V[XD%XKE2:7AH9]136[_Q_"ITSA=TS*='LKO5+@_10^.#WX+5;D^^S'?Y?OEM&K[M8;'_@;29?
Q)C6WQCP9/9VGV80]ABM\VVM],G+M>\>'%'WEM6[UI9LL1]U"1I5,.OA]TGYI?;QB>8MPG[(<>!]7]T97\':BH:#] MO6)[M3>#/]DC^P=P/:]'>AUL[MKVY%9Y?#5!SW?-A"I3T-0X,K[%])@]]U4I M>Z8\Q7^.!6K%M1RQ&=_]ZE70@V2!T$Y-
SZ.R(G].E,#%;810&.ET0)9ZQ/)D M;.NKK56I9!SQ*_I][T&VD//U?BO[A@>?Q<:9,01C8M"DTV7$B'''XIU;%&B M8IH]>^1!4$9!.!V,;/8P45+P5S%B?IF$MHF@EJ 'Q.6'!]%\>GQT!0!,/$\7 M)P<2]>G$10TU6[Q9%:_SA?T-AA_H]ECSR&VA!@X?)N&M=IS$TM3)/\[>+>]
MY9M:Y3G?8IWYAFN&;W0EL(% @ ,,8TV]Q'@&=>>6P%1!VBBIVGM0 X>7"F MO;>#!=)9]A2R==2Z.OE&YNFYH:+]A1R"%XC.,83B8;X]E.'2&X% M"FAB:4<^OQMB2BVA1S[M_\P"17%NTW]'GF2!,AAZO\.5I+/-N!O^T#DR"[0,
M0:\VXX[K"0"];6@AE/A5F0T47"*.J#APT.. LG8)\L.V*PU?V@>2NC?W K7>+5BW^9[JU]5WFV">@%^+ M<^"%)[+$A& 51,$B/XT/N0U8Q!I2E(W3S;"9FX7S#]>+Q7L2AYQV[M((O]-$MF^[N#2:/6C263T(W' MK8(G8D2,4+XM)?;/TI=B W:6H[:'M&/+4*
M<"5"1Z:)G^[3#)E=67)E%!,;VWO[T&73(@_]+IB$@:9,)*^\O'M$?;:"LLK(]0(O$_P48I@]5:]DZI919ZH=R@)0C]?O(\1\F% M"^E(HDG;[FY G.OP$(CD+M#9D[P0I-?80\:V)R,-R8V2L3\/%E'SAM\ 49;5VR@O;P"]#B[G^UIHOB%UD@ MO>75>&
[V.RS0R.'0R,#N0)/008"G)_U.U_ML5*HY$ACAD?:65A\K:"T89OSX>:HG/G#-?IV3A&N'1N,X=79 D_3V 4MF9&8JCV!@X1C7 MQ(=WK?"7<@^OW^"7:1QZUT&-96"AUTA^2\/\36#R4F,?'4NQ[I!">9:2=.%F MS[SJP98IL#N1=_'E/,"">):(2=@XPE-
^TL,+)*PB>=_11_AB)O?"!1;5I[M;['AYVSSZ_]R#Q/>;$Z%GP@#-6[E?(1]KIO3QGZCF]G"=A&%3?8#5\%%BB> M'H@(G'/4I82^KN_/]U%#5B%O2!1R@+2O\Q]2'OE[)1[_3OC[^W]=XR=YQ6HL M
8]K;0_P(TK$Q&3O0+)+6T;$:XIR<]I^";8T\EE\!5\,,>HPNMF8IK$]8.OP M1T:(N5OPE<9;)%TYQA(" MN"]!3!#0;:E,[#KSR0 -'-/8?;ZLXF[WSG<&\D68&A_8CF%F4^*)NUQE6LX7 M-I4_C-"]RID)E)"?-Z.WUDOXLCVF$8D(I(Z$\'83=S5:J@&^>2YD59)'-ME>
MM0D2A]I+GH[#4 . Z0#PS;W9]MGNI]W!C'OOY,^@/Y:'+V//1@0U:2TV?ZMO9FWB_>'XQ[GI8A MX*2*U5GD[[@-.J=>]8.^5CG::AZF) 1K 1957C.W,_NU1%/@TG9T-Y@ 4*P?P"!XN==(6X;X@\SR!C7 MZ"G(,>AW:WZIH<4"M01!#XI9G/3+B/X';3S\](L75>55*5^^$'?
&R*ON M+:^Q/,FI<%,'Q!.\UD$"T\4"FZR9"B\ !YH\@NG%R]4SC)/>=]SP]7SK%ZTUUOCS=N=LE\!HWYQ.E9]ATIC:ZR1+%@^!Q M\(K!<7P-68IK4_2N>>7Q)=)338VV] 9P"D[?>G0=Q];QMQK MS+=2!UV)ND(CH?8=\0DV)2('U%?
3Y!UWGNWF3!U/VOK%Z5ZWI&4+UXN4GBXZ M_VO_!U_+'2YGQ>YL/=+[\7%I;6=!9]W7OK>44%6]%[. !;HVNX/B0A?C)_EE M0&/NMPZB>>N%M>ULPYL@'C5<]27A;R*,E/90OE2N@)OQ41!^)A_"2I6+KD"6 MN4]D[),YF7_?K2SVFE-(\MO$D#J1CA<:/3V.#W>\]FO
OA@0O\Q>]//-?R[G M^-?KOU[].^4T/Y<==4AW,F->.=R#PMN/@1YT]UW@65C,0$G_(1![C- M$X[2$E+-B9![8N61>_5O>]E7OU4G0,@.D'!\!;8=\R&QSYIQ5V=/UBX*M 5[M@PFAO&W8<"!19I M>D@C1HI3/7D\O=&++9*:W2E7EAS2M$.M#>I"E(MVU6L+
[*COC'[ADIR?>;3Z MRR6+EWF*8B"& %L.'Z.+,+(.QDM[35]WOE1MZ7%+QSGU[FS K*XGO.N=,*W8 M(U MXB'0)F=UX>GY6QO<38B!;4DQZ&WUPBX4)2(XZ2!6Y*HFK2V_),JH7Z>!+2:<>HC"Z MF[VDW@:.YR?S?CNK4W(>O_FGLSH1C@@3CRN?
&FYC=S,J62!7!V6]*>,!TI"2 M0B&YS]O!GU\]5/[U1;_"F\9[GSF1"SQD@^E*$,J !6HRPUU=N@G?PE36)U>3 MJL-T%!X#24TB7:XD=Q:(U_134S%<1%WO2W;CN4V/-?>^:C]]I.3VK,) MTH(L0;J[%$Z7)KL84_+K2!1!;%1)I?8K#U3'4Z^11*4[R!NOWF[=+?!1#A2W
MAK$;K(0+SVNB=@Q5\GDN83_GOGA9FUFMTUNW)=!I+$T^=>Y]CT:)=4M&5\$- M/^EC=B;S_(6?KY4^\L_*%#8E]U-WA,FNQW5^L/A8O:=R]1P?!LHY_HG.[LN03 M:@P12!6@#'68>@Z1-.EB79!(D3/?6:N:,S>M*]*M?V>NP4MK6QL2NV.!895A@'LI0.VXI59\1!O[W"
M]L?G=O@1\Y!R8;Q;X,KG0S_[4+&_^(+\L1 M3Y$@3D?]04@YP O"OAHY+D>_WB#]OZ]GM;*.R&HIXW$NS&;GG%M/]]Q#%M8 MI8#;T676;?'@#P^H$12N]=AH?Y?=9*^.P&\WP(4YVY/\&%R4B"WJC18&
:I)E]Z$V5D"B0X61D,E9%N@2;*3%0G!R7*2_D^@E\FI3RZ3T;M_R3P>" MQW8^$G5#4]B-.F[[#G54-JD6=GSL>N>D MTRZKIB'$V$$O="+_H@(U?954Q73^C"L?DK;US;$8S,72.W$9S"]T]\PDB\F;7VEY1-+UZ\&1D>'),SX\<,"I:X9BIAZV>$[-UM;NQ.47
MM;7WG1+E.17NWPM[))1+@6LBZIB;5"Y.8C:/T378WIKX"0+_3CGFK5M263H M@Z-]=H,AJQP0"&)OD! '1],C<.X2MKBB<[>_M/$7Y1"$W &8SAX(^"Q28 M.'F%\$$.H9'I1..E6S.RERY1#-F]>S**J5 MPG<1<"?,*O31H6[ZKVQX=[HW M@PU\]M"851*!$;N!
<,..&Q,3,POF FV4"42&5;XNROH=L*^_L.?" MBGF@:)-L$&WK57#3<_1A90!G+RS5>41X4]L"UQS*MT]"-P*'>YN MU]/HX6G%_KNG%R'3,Q,70N#161LS[%1V8)XV?S2]P:&?<)NA?"K'D7] @D6 M-R%51:[$1#P&;,A/9:
[1I1^/EI10BS$3+W;QW"GIQ^X=F];1#80+0]\L/0.2 M]?;0/2A@ND+6?CFUL7?WGO?QP/<-BC:'H6\E=$ARG#]\8KR,*HKO\F\K-88O M+^K"&4BV-#6*KUX^?.W%R[O7K"I??F"!5*V92NL]VM5EF40H+^#46,N-BZ9# MLO\4$O6(&!Q4>]I0,):5^S
E2#ZCYW$<-9OW;,0MRY1AE>21E+CR#[L>QV5_M9ZK^'Y1^^VTT3AS=%(CTIR@ULD#EFE%GC_;O"*HW2N';,?RS$!G_Q7W6<0[* MC:GC=P<4#W3$QBBV]G7N3+Z1GZHCZ]A,"T&U838Q-Z&;CN&)BN>"%XMV2%EVA+AUG%#.)\)%4 MX]?
48@!B4WL];55]](O&F5T@>SS5.WX_UZ1>U6UMO+^>]:"<\8@+5 MAR&?21(L'P,X8>2&=')=XX1LU.?](9=]DU.5KBICWO+F#B/%,I=2;M$:Y7,X M5O&MT!BH8,,^P VV$6D-A&0#&,.TDRD.2]U'3FM6O9M?/=]VH%Q$>[NWK:U, M]&.$DT$E>2FFPMU4&U86?
K'\65GU^8O5-PW$A3=SG^0,_X',N9^R74@='*EZ MX2YY:%(B'M.>M6N(;N$50)97U%5]];4[7KF1XT.LY(KN?&O#/F8G"*RWF>X# MZ'H3$WQ;JP4+@?=M6@/^:Z7'H])/FRG%\BE'$E4GA_YR9&2_;>Z9$8L$.8!
MGL[O!B7R]$*G/ZVR0!M&_HPJH_\U:6WM)0O46)7#W!PJQT1YHK-K^YU+"N=!- M-CAG*@O]1&%>I. "8?S>*Y N1&HH46(!Z;M"'+GJOF=BYC.K(_;>?MX\^YL MK[CW2G9H)E2, X 'L4V\;YO@IBL5&Q)(TUF(T^BLIBO4ZC>N\]>F0 $Y/%WL MTOG!\RR0"

MLS&9A#TXO\"2[THR]+!:JTU]];+;KN\7XAM"+Y]<*/SZ=A0\|>L$C#%KOF3 M69]8506ELFCZUVCD9.ZQA=.#-Q8DS"23_:Q69O./>M9^!$ MTRK"P<3AD/WVHAW%F>9^ZO;;U\?Y*ZS[5\|W$>B"<[![D.'FSB!^*BA-;1<# MAWNHL*)
(BF1.JZR&,IXD<[<'QZ:6\9*8GU7>E9Z!GUGM:_;=_9'[;P#7A M<."O92LI[(\D#XR*;X,^#W+'4SIB #U(5F?Y-:Q(J1 M@HS3X7APB9R\BCB_!(?P6NH\"=I=WQ6#C")"23:*;$'=^I8]T^+\[0&?C) M:=#)-#G%XY9-=JGUE8UUW:I?DPCCYD;'GQI8?U-VFE[BZC-
[TZC,)PS@).HZ MM>YL2]>S CZ&15K\$5BUL[J8(.X%1];3H]@'X]R2)?&&AA64XK3OVQH\C_]R MUK'+_)":!%UH2^$4_F<5V2S_!#1)7K>*N(04%<0!C2EAQ/6,A65OXQ0SU,9) MW_:7]$<52LM:<3?;4[>*(W_R;&F7&]![?^N(@7GMP1M?62A]!-+7]D>&=>#F
M_^"E!K2;<$EX#]HN$.$NI1/E\ -LZZ5,HBP(1T1-I==C[GNN53];K!BF""&!,Y [R(-BZR:RF3H;;8>A+3 MH;Z]H:D]O6/.O;$1ZK_[+WF*0]H-H!8\B>?#:#I%?RTS,XD8F M2HQ$.T-4)XZ1 :>LZY E>(!93D'^2.?;S'L/W%P2['^ZL-W1I3FLI"V);5-[M1K+4I*G.O?YPN,:^]]?
BLD"]F$3(&(X*DMK\"P02@KLF$9BD *G M"C ;QB%7,PP"O6IY.='-7@EZCVL7A)!X9,P3TZYB,Y2!/)C/"OALTM64L11 M*G#<.0M3BTI"WA&< 8?S/SX04H;'@@6WC+*]*3'*N5Z*]X?N'K%4W1WZHCV M\0>Z]HBDLK5#&TFA6: !W4^$:0KV2_[(F;U^C27I?
C*25,WWE#ZLR8H'20-PMHH^:SP M/B8$LQ[.RG)FC!226!U.YONT.=>WD+63+AF\Q,$9RK^WD31\KVV7.2!A66/N M0G40'H"E!HX$'^5W=X&7X(+ZO*/!Z$0!%(<,-=!%:N/%^G2-$GLL,#ZUU+; M@GU5WBO(6]Z838[,N"=U7R0*/ 7NRM(B-0?H:#8:5T95T?
M)8H."2(LDHVTZE^W9PP/'&XBO,T/M5,*EO7;KIWR+]0I_! MKST>?:EO79(^:?]3?H,$]3 "!>U>!H##T:@)FG(@LHJ !KE\2X&+,CDI4]\OH<;GURO#9F+645?.I. M*_OK])#!>8 40AH_!UO!!5-DNJ^8\#E!G"O_1A,)&+9X"S0:FS]55?XL&>M9* '56^13ZZQ8XY)3"+MPN-
#)>>[,4A9($7]T(ABN'Y4E!8/V7OY>* #'037$ M4SBD/QQD?NTBE1/.F,!A!IR(I21:G>]!P#@!PXHB=03/..G9\3T$V]0 Z//G M"XV_&U81(>$3WW9/9?0]C)P\&#K SE1X"Z@JAH#>YF6:/E;!;;,*?ZZ$!]QH MDC=%4.4""/9'I3.ZKKKEFXT9*'W*]7[QO-
ZQ;.6O]97_VEFH__*>:+VHOXK0 MYS_@4T=?,3ZV_XFZ=]*7^CFR36W.9MC_>\ ML>1)=^[!W/3F%6_.>B(X!4QQICH7$T:'SS3FV*L/GCZ39]71['#KR.7HG.IG MNTZ^H&PB/^&2%ZEPY+GQ6OA*<)@KW[&*@%/;.5QZP;WE#]KJ).C1\^KLPK1* MG?
FU9YN_&^P*&/GL(*(M_?W>OA\^WOD"13>L-!C:ZSQC_.7DC-4]]M(&?&YG M\VZ0P"LXV%-:95]YXGQM48=CO(VCU^)&MS=CR^+CE]G%]];>ZP3.F/1BTEB MU%$XWT4[C,=%N]CR;CCZ0-=0GU42.T/9V5-7N?'P^?,OIM[8A[?<510I&U!< M<>3#0-
;%],N3K&,,QF:5@KC\T2+$??@^@S-GT,[C4Q][AL;S61^>*N"?T8^&KX5?]YYV+B*'2%SX_;U5Q>EFD3V47(P3%AC_'KE M+)#_|7W&66A1&?^;?Q+]]]TD+&]?A__!M+UM^Z68.W#CK[/4F="\AOFQ:/>Q M5_W]+U"\6BM/[U;Y]N(BFX+&0!(Y[LA?
|V32WQ.S"2UI<=O8])&YC\[GRLC4)W$I]W+8^.) 3]>'3YO0,A8:@;]S MF5D"!3(D-7/>AG7#K0?Y*/C.?3"!;4=[X$_]%!./ 4C..F!E#MRRG9;,LO=G&YTR!T301SQW2HL:O6 "VB" VS2N&U7@R6UL_(H[Q(W M_^:*/^..1WB48H;YR%NI0I4:E2^;;C^Q67?W^KI/Q $4X(9-
Q=;;OB%O)@[" M%\ PBS!*9CA)?*VC6G)BE'$]86>889?.'?',.'\O\5TVZH]+])I&CKPHQQK(ML-]1E52T'7#Z[/VM[%E(D2+WION[%\%CT+X8'>T*<"4Y.@L5%-E\+1TTM.<0YC']])!-#,,BMA?M![,9HL9YKMS,8F1;7[>..;CY[TH1I?8 M!<'F+Q!*T=NOH^&F/#
[VLZUY8#R>UFW0"XWA1<&)K&=$=[3](E0HB'@'=PH M&RP=L:M;_;(]]TQVY(;Y+(S2BM=]>Y;]B]008-!UPD"R<-SO'TG#?B>X_6 MCYAF^,V@.@]L\3C>?MUQXU1=N^6GXCQ5V=>1%P/<2A/$%8$E&E4!WPA)UPKK M.:L(?T]Z&H>SM.C/I729V_.=WOEXW/[P<(-
MU*0P MJ#_&("<1=S7\Z]VS[4&B4BK(2Y1\JG^8LVOUFAZ^%!;866#+]YS$R)GNK##0 M:O*$QK<"1M??R62WGYZ^W)(ELA_MT4NN)PD4\GD"82]<03#KB%^H=<:]SM+S M9*6_6&7/2?PP[US[T)]B'.[Q5(ATV*R/2DR(;)^&DV1AF9%.5ISBGH0C+](_
M=!4!6]C$>1W"=FH@]Q1NOB.OX\XH+D3D,=[S$27LB55*\RR)#^$5VY_-*8_]V-^1WR0=B/7U46AG3/SW1KGQWXB2UNKNQ<^VA&P5DP?BB)O MFV:R9/]*P=]O,!+UZH/%H..)AK18/]IOI4@ IS@8MG8;N0FP4EAGADI9063T.K>')A(L'_QX\[9[AE];:7?+PYK MA*A-
K7OSI1L"_B6*OOGQPL44DCA4Q:P@47P=X"43]QLNRY!@^N1<'&$8,C- M[::N,W.6HB;]O7^SNZ[?FO[^(YUM81?S+"U[3_#3VW+VW108X#FV_'#B& 8. M+Z$#US'*5GM!W/$QHI+ P5D"U.^:5@0<.G&EA\Y=Y=VK:RKRT[FY,;[6:5?Y
M*B+69FC=LF8BF[P97Q+^%9AN#,T*/_Z,EU?0>NRV*-A+R\[^!FP=<&CQ^3Y M'L1/?KS3H"B;3%>"U6->$[M2G]8L_:V^Z@L^.M2Z);-G5+0H5MNG[*F]1*_Z MEAN-&N?67]9G84 SWL3,4AJFM0$E=HZQ!%FI/?T7YMLG;N]\0 M3R^2:]@<=10'_3,L#=0Q06NS-?
2)D%R^T4%E:E]U(C3SDZ!KGA!M1G^]FY M^NP\]^W[^84WS#10%!*C\$\01ZC2&.9MLMAC<.W@]7DN.>O"$$$Z:GOVB^!I M"^#O,\M:PY&^'<>*_CBK&/X2#(;/)*$#YP=N8P"7,JH_"M0M3:2&(95!S0EO M[D!&ZQY6=@D8,N[^+HJ]\$.)]T[!B$:*++]4-
/7*H5ORG)RBG>A8L,>W98$B M;H8L4.B$Q ?Y>D&KB'ID"B:4(]KEW;^*2(_,D.QNUV@%KP9]W@LPGO,LB-]1 MQC_NI,XZ=;8O4G7+K777*<=!(=QC0Z1-5&8=MG9L;N88-/0#N*X*9U6.ZBC M=0>$$@R.DH5: %EG,#WN_@BV+_#7.X])AK[TEW,*(ASO7Y1$E ;17'
,%'(= M6=@NXW$_#P"7))"-*SW*'-!DA-XYXP.,'4A5LY]-WN RRA:5N+G7BC-S[]Q; M*Q(8QO> AO*HP%FD*O&-KQZ8'EQ)0*?SXC0QGYA-G\)8K:_:<[T::V546>+? M.E*'PB9;7O4UW:^:R>)OA$:H#52./#^(.(ZM">S!ID$*:;B;RM.]PZT;*T__MF@U=$L51/_CN2DT]F=
[+,.G]F+#W(C Q'ZBH^1C74X!?!]ET=!T:/'/Z(; M<^?'V+WN:=/G.,%7OW9C[FU%10G*GA(TH]^6MF$I[Y; K:4)F##2+6]-<@]. M,8C4N/&S-V>L9TG5NS..@C?Z*"P=]FG]C$;=KB,']N@^DY,YPCD-ID"; M\U<1N7AA 7410.NN(IX5/$(0_$^IT?^4I$3(7V+OS*
M(7>\UZ>'YP05M@=#C[0KPU7MA+XP&AH725P,+ZQ!6! UL,G^"<$-Y#P&]7P_M_6V3.QP7&5Y]TB29P0B(P21*.]^PPDW5X[6E]>UU+8DNHGK5-AF&BMI')O MG>X#3P3M7W<$0Q*SMO\T%G QH?.V'90QY=G#*B;VS4)4F-C'1;MVH.1COH<
MCRZK';*]QO(67*>-;8^>[.ERO6#2O^V*;L8ID5_. CD*+W>4>GXIB0RXXNBA M/')+S5@]-H6$,NL_VN6&)WX9[ZR8/AK^,D%LZMDO]T'C/$6O^S;^-!U#!+%] M$)N_1M0,&#.V@P> B:$WXQQ<' M0+L_?VL![9D3Y,T^=%]/,'[<>^CGRBD7#GH>_?EF MTIZCNPR>/&?
4SEO^/P,U_^NK.FK@%F:S8 \QDB(^\]V']Q*2SAM(%D$A /]V0WC(Z2I:WN,^S/Q90@OS\90T]E^ M9-N#G[AG_[:IR][:I;*$.V9CNFY0L ?F>$6")_A[ACS^HZ,Y_T$5'KG(H'M= M=B/M(<7.SN3.6FGG#GZ1^/,>(]XB+AK36[I)M2D;:_Z;6X@D=7P']Z\BK_
[,:!5XY]\%WG^M(D,GL6(8N8KP.!5 MA.@HC)]GPX*(VSZAG<^98:5#\ZYEE%UX^]UG=OOM5PL6V[2UKEM=^A\C(RYH M&/DWC#8"X;5<#QZ!.W K,FL+V#[6L:)4SMH9V>/,";T;DSQ]]KGUQO"5[FW(MA,3S[S3\B6:PEQXE&A 'B&*%[)AN)+A]K,
<.;>%G>M1[Y$^_3\=8Y_$;7T]9 MF'3B*M]"E--4[(-6K7FBO8H?1)MU"*FF;38PC^_=Y*G]9AC@**>9(]EP\ M%I>BY/W$<^1ADEL70E)F4^S6]U@W;^@SM5XODQ]"7$?8 !;R)4+;-P)Z:8MF M9,Z2#$C&#D8=B/MWOB8@RTG6(0MCO]_S,&
<.'%E<,]S]'^017K==Y7^&F M)5)N=$7_/7$SB1;AP[LIS-$1OH;$230S"(TO9'6Y,)RVES]W9D4W_UK\FG,@ MV4>[(KW,W#1\=_9>C8OK]U.]B=KS=)L,H+3[5O%W]]'T]\]"E)77TS?>=MS; M,?LU['%X-#H/G3O:+K:*2'0]GS8#B:4#"^)L#]NQ5IN]S":IS9618EO_*]S[
MT]N]B@!WX)()VEQM&]9VF8:Y>6VYBWRK'0WTX'C46;9TB@_)'<]\V2K?C1XHOIMG]SC^D*BD8@,/+Z37P9CXFBU)# M27!E:1XD9L[HBE$U>T"<[DLM=\+=S_-+\(SE M/2KIYO.,Y["%P:&2=I%ZD0KN9/0(][(&N]A)!4L=6+H%:_9Y,6S7T]U^ZM:7 M$SP'<>ZC'L?
VOO"<"4P[EN;_:SG6WZ4-<2VF"P?]ZV9U+DU\'(;$^W!\#8+C M**2U0$3B%+Y+EH2H27A.?W?4&50=BGOD8/@,+5?5*S%^X],.\U513A-7W@;L M9.*2L(]D\]@T39E:[L]&\]SG8/,]P@WX^[,P$)_G89&^9>"+F?US2[] M79>FTP;BE&12*(SWX-(;#!"%ZV#
(""S!_2_Q/]RPXU]>8X<&_SK]]W^D[C$: M8Z?35]!RW?>9\KL!Q!@=(TX*)M,MV!1.(0YPGM%;C"TG6 #]I9WE S+!'M/: MHY&5]G_C;0[P=V"NC.X]\4H]Z-M^*58A)RWZ^N,[R*>$PR]"O-W3K[]XKB9% M+_F\1RG1N;%@WS2+^KI2_W\|^L$:$]^A
_L=6]],0?'%>$AQZRV@%06N9N1 MDI:S8"4!WMAR^^]"^6+ZM]*/C@<>S+P^K'G7>=ZOT=;CA]Q]>YC7S&WGB4&^C/#@U6TB[K*1(!6G."E:48^M9& MV, '=Y':^A?V/W\K.D_E%///6"SZ QVH]&OY;P84\<..\;CC0X'I'1Y]^-<) MX?OX;)C?A-AHI7E=>5CQE_B@" M?
04MRJ\8W+L-\S/GX(_?NSHAB;6A7954"09_K2,.H0%N"],I6 MFE/%UE>?A R"#&M;K9U640GNF4=5PT^5]W2U.F,]H;'I@\)7E=2@K!2,E)6\ MDW*"E>QTL'=/)17))^3/:$878M /@NB MW%B;"X1M#.1LX9\!!WA%PH(*]_UXX^Z54MJ TG<>>3-D\(Y57S3@-5RO'AO8
M&-?BHYZ.K_+>(IDS9]KS.S8EV%V&%6]N_WH4XS \R>'.WD4&D_ K'+4Z2# M&$D<:.O"'8(#(!Q(?%#*W9R]43#X/]S41NM%5]K6-).6=)MAQ[T)6EM1+\QF ML?6KB%Y4!A5AI1;<;@)*\@U"5A'*]>D#BM_I_G/)?\Y>D;;R.:!_*]KIA>IV M=W<[&_'C4C]5+[I\I$]&8@
W9WHGKT*8);#F!Q![8Q*ZN>#Y$Z"0U9[+ MW_O#&\IG2^KO_^889/QWX_ SN4G?5!/-(;9*9?NGZL;[@^B,.-[L?Q8[,!@P MEFU]:]A,F,@A,(N)V@(]+?%]CAJMV)B MW[KOTV#9STMC*1\PH('F/;X=ED3SHE[2.)1/'(;P$MBXU3 6W\])5#(PP>K M'I "GR'__%.
<$)]X.S85NVY7TO5[%1X8(-0'D@O9TNH=!>'9;*K<*B(L)*]! MUOK%PBK"SQ'7\/&%2/_L-GU-WL8&8\F'F^^N^S7030+UE1X!M;Q?0QCF(WV^ MIL!AC+@-G]YQ!L M(KI(FPDG >=.:AKU54HW2OP+?]X+]:7!U[#UL^! 7*GGM'IL:4:X=689F]N?
M]]HH>%HXKG#'TZ.3VHB\W1K!Q("6CDR/5$B3L.VS(**LEV^R((Y*^9-QXOU0 M[&F*V>6/<#C9<NAS5$SP]UDR)AW!GF MW&5NF7++K%+_I&5#*>[%]SM/NRYM?W@H;(AU?^G4]VP(Q_MG! H;,2$4M,QM93%[]Q3!"O F2;99ZC<;64R_?'1^CAPY7NVA1K:&C-
=@P+ M"PO5[+I7I*]3YV7^),// '+FRT.CV$:/G@%5XC@*0=PMB!W\V 0@O6N&6N79 M TB\.7WRC/&7GS\W]H_4/3\57IE9^G 58TQ<8U:\1);%RT;$]FZ.=P!F[-$ M(] 1SD";A!1H#YQ!FN#0X$O4^4ZW[3YH_(:XC6NZ;%ZDT9C3\>\/?P+,F78, M7C>A;AU^_:[_N3?
F=N\+](K$G9"3A]@#(F=!?K@1 @X]D";AP5>57AE&CWK M=N%I(/ULW? "X"6N6[.*L/,,>]]_N;_!+M"M5"18=2N]N'DI'7V0==9\XA37 MMQ+WW#H]+M1?TO?$"[4%]L5DE74?)5MKM':H]NU>7Q?Z6P^2K#S//S():]%] M(NP?=(?ESFNB]5;H;M]YU>Z7C5^F71,
MSE0/+3LE&N#^Z]B51PR3C0BA]-/V:/>%S5#3L,PGTZ+@R) #+N4ATN*Q*P[M Y:ROQ6LZ-;W7,CAAM6EXY]'&F_(OV);IKQ?^_UPX3G;L+F3D$0\]VK/*F(= MB?F0H=%N(C!MR9OHLE('3U=A@QKOH(]&OAN4[)E$XB?D2&]VB*PW!G=,YW(#
MV4MH[>+$;O*&O^3TY]SK?T5*\3-=S='EP<_!&.O/A_]"!TB7_[UN<3F,KWQZ MW_]APV"U!(ZPMM-("]C=0ZT[+,RTLA3L&8/D!5Z%#O$GCP&E:7/U18RNO)UD MDSF']OH\.YS2[LW@KG'%!T]DF$+])[>"(PEP"$I#2M*^:,B,PG>,LO M>K=HM$U];:ZGUS9!VT]E[]N)
[7(XX)%"HM&O39<#1YDQBS/\BX1]T8W7L+#7MP]UMOUCU,^"F[(A.O-64U[7=S*]]"*&,L((4BML$O6]VOGFI_N#. MOUD*A&/<1^0DM CK1;B[2-E"_H$'QW+N=$CB9S+M_0M#[]H]_)P]KDT2^TQB M5FJ:@\IZW5M0O*_"-($]\';5P?I#/^Z[Y3-A?\66]T>YGYL?
O6FH;AB]%Z^\ ME#C9NBC+RC/=(_US]K1&UMKL]3&\Y$Q1,6SONX1IWSYA@OR>CX=B59;D.W@H M(,WG.!H3H5DHEA/_8;QE>F+BTGU]DC)*1@>TZS4H4$UC\5^8&<]@TY8<$'2 M)6G7HB9%:'EWA,4G+3PN%63O8AB-[*&,][XEM.;F!(E,6>TET9PPS"?8#<3=
MDP*)-OC7]X&E/=[=W?>*BEEM.%9OE^YG4_4?RLV9DN0Z[.3W4:I?\W4[]46. M^I*(U85>/IV?2<60F!0]K$&%:\,4PA13YW0&K+N"<)+X1$]8FR66S$/;1NH' M4H+RW>B,LV*?)\2]K%L-45-6%_?B-MOM.!4XOB:AZ6-L!7)#;R<5U$,M"BN] MYHMV<5-
N_D6IX*D]RGGZT1 *^/LL/?SYZ-3;3)^6]%)9;I!<@P1@M^>X-&"^@\NWO_&5])& M'CTX%I-^L5M7YDB)GZKA-P1Y'V%MJOV::1TEV/-5@TB-RHLML3-3H;T%]XH> ML-4QUY5(M4K4N,<+E]>'NU81X]]?9NQSTOT0/8P+_?+SF%RKTVS7BX4@D;\F
M[2["IR1FN::F\"$IC)%"?H5+)?F34Z_UIEOMDLP';$]?3GX7/=&:-GG 6;MU M;/"=6*:IR>Z@WW493[(4_WC0LE +&"4K)/XD.X_"/.O3L4S4!48RRZ-8CX@C MS/8AG=>-]MY#W_[O19LC=V7>_F?1IH5 (0MRMQ F8!8E9[!"LX%#]%+WG(&# MSTY.TN_KX$>>)=W?
DY$Z:Z^AH6FRKTP?CDDMO+7.3L'+0Y)(H(6' O?..*?H MP[P%0S[2K"V@*P12>"WW?7A"FU(8L[4INDU6T+&.1^Y&]?S (MLU%R S8*ESR],[ICFLT!G'XLC%>591 M[I,VA$69[B[KU6E-?[/O70=Y;>G9>>)408Q H9RW R!S'CPCF!5VF+<;-(]H M-WP*CW*-TY$=7_
P=^C?U:MBP)ZT.V4DTS[5WQC!-1XG\9*%KS#,4E(MZA9L M&@/CRS,EE$Z]5$AS4748X-A1@W8Z/ MBM;$[_?C(?^R(/%U_*#&1=M5Q"8F81TW.]7X^1,V25U@TP9X)%0&#!M1G]H] M+V8_3 M6I%^W,"9_YR*IWV"=)^A.,%CZ(/6MP(S&;;F=E1-
A6&H;XTON\Y1OX0Q+[Q M[F[>9!.1+H;SFW^>1+,@,8N;,=H/_AQ%B405K:(8K/_[%)#5*X5"R2 MH,SUH5W+Z]2DMFLTCOPYZ#M)*PMN##D>(YLC[H[(--F()PLL4R!Q6'C:9+", M!9M@I9).>1)4]5)E,D#)R#3$828>27RVMI-
S,.UYXP=I!0,'(B93\@R1&6"+I#Q/)$E-.;K\3$.U6Y:B1^& M+GW+#=(A%]AOR6I1^]=,/8%AOF0 #N0)!B]'V":(Y98R&]^0.!2I']AQTG@! M6:"K=K;QT=?OT7?L^4T_16'#&!4Z15\Q6$8*V.F?(MB3)5)+>[=1\DYR]TS<;_*IW\NMR^/SOT^$=_I];7VP\DG"67O.'I] M?
2?.M+9^'*VIKZRO:^A]5[]B#1OG/^)[5"UY;3]'R:N0\BJBPU"[&_N%] 4U MC]%GU\;G?X0&?T1=R:RIBC$P>$3^9(O15#BQ-SW$&HD^B1OI9?]G,@++9S)X 3&4TC:(\Q,]?YMW2HQ&;1^M^6E@1-G MJ!LJB?YAG-"_C2?G<6 44B!/AC+4.["@M!ZL<6S_V_ZG]%#K:
[$K8F1(U/@W MYC'I58WSRL;25<1U6T&6/!@'UYLM3(84\&,GP'3@!R\8&,VN"E9>'V_A5G>C M*^\7XI"_;M:^[6VDKFM_\Y/^'"#+A)B/U1X-U?RG-5SWO6KN_+"XE-@ON_A[M]N5U'F:$$W]*NKN&KX2VX'X?N/P%O7WSYGW7(A*NT7?]DK+7=I?:L!40[24G
MD.N<.6%4034^%OB:,+WD_+IHX;27?_HU'P>9,OV= MAQR3W/I_C7V_[6HML9BL:VW@F71&*C>')&A?[N%O TA?$_H9KSXH.-('^%?9,Q[A]%Q.X]>ZO[HZ_+%[$ MS_Z^[1<:M@N_;^M8I>LA% I/X=%'B%N)'^DIG2AZ.22>Q,WYT;W"2/GZBHOL
M*'=>3PH/]]Y8TAPWG!GA>#M9+'[L2L]+96^S"SA]/@U)]!>47NSOEA TA^Y MI$4]-G9#Z+012)[!)$\;5]<"I8D5_I]S.EU'SS5[5K3^T72S1=+E/]R;_N#_3^C7]_6$WY);8[G@,7TEP ESBEG9,ZX!D;C[S8S4P<;R%]Y-'7 \H
MIQ]&L3\;F,8%#>G\7^U=:3R4[=L>%1(:^\XD>V2*I)#1\Q1*12D[4U%V\U26 MH6G&5F292?XH3TR11"'K9)O!6)X(H6P3LVC1$YDAX\[,W-Y;__O]_?#^^'Z M>MW7?=['>9S'\;ONZ[R:6^7]4XLYE^R*O6*=V7)[EK694_./X?DTULN6@NP8 MY-
1W1ZX]'95B;\&KIACU(+>%D\H!=_KRQ_2(Z!]ET,*RCS4FT@HYXO])"D2V M/RS8<50_(7C12G! N&U3.H #/E\[D,1BF58:MR K>DSK59A&=)/GN$7*@^I ME_1QEYOI3\5&'F+W6*B?D!P/>0P?K 'TUQ8@/R,NMIE]5Y#3!)9]AO#Z.K/; M:B(]$I3!KGE<";$*]
[*S"KY2X]]_]NTWG#N]*UP9-'>V=H# M*3L#CA,/E7B^N!.,7*BOLABSXQZ7>.QZMMF8D3]F#X6%%= M%-Y *+EYHR"^PWZ+]P9VA6585=E4SOW!(=2[<$Y+G]=D:/X3B,PZ52&_XP%3 M,-I?S7L9N;:H)+:IAA.FLTX43Y1"F3LCD1W M>_:]9)M5FH7SY+FP MD-
EM)]5"-Z"I>#=7I8H#WSDH3GU1_O1Z-SH6?H]Y+?5&?)3'T:2\B[3'/R'@ MD82;;.X*_ZDH;P-V=6!IDC"W 5MXPJG9\1&+Z+77?=W,HU;%A!RH"K M.EK> M! XO?XZOCGM)],[0#ZDE/:K?5E-&8#U; 4ANHF2]N="&:TT?5L"6=^,M@/":
M$'NM$3NKDH$X]\'%V2([>=.Z['N&OU0MG/L?;TT^([:V>?Z(DI)\|B$1]&@-_14K&[4?VV M^I8S;1..A[+NZ'OM/5]7D/_G>N!Q&'X/H?,R+7)IVO6W*+S@A>H9!HQ(W>@4 M3QL,)':ED)G55%VK]L;Z64C7.]H5[56>YBQ;_#(,O9RD;',@ZQKZ+"28-?
BM"$IT)A/UQ<;#1N&+3_=_93T^>9"!?GK.28K%>' M.C#YM#^>/X8/(P!="GUXFL0_CU A!&&R475I&0U>>@";0U!@X(Y16QK\X6?' MD$&.#0Q\.Q^:,3;,JB M.FNRD31MW?6\.?PIMVHU:WS"P"%+%6,X^.(&;);H^_93L]Y/6PC,2?C=PM. M :O#Z5="WT,#(V=(BZ?
UOCV[F6R7]B MOB(M7. Y\<,I[ZEZ^/>H1L<:'H5#;2V;^I900[**W,$X162>:@P-F.T:'9V, MN+-O94"?Z'+"CD1UM#WKMG4^0S@*Q9](U\#%BTKMM86*P"6!-3AD;\/[4L&B MD1*,LNT<<:C'ARE-8Q&+/T8ZBOUS7$PU;W?I[=?TC9VU7/>%8!F]N5MPH":#
MV>":00AR511*BXI /6SA1 >YH2 -=W-./I0U\#IH-/JF>MF)MW=M'$]-F7DH M?URH5).MT;2C4:ZF\-S["%QO^.099P6 M!$^G*8$R^'<(N6]]>-:PFM!\-/#]LQ$K7TI<2RTMJ2RKXV',\8VF].R]FMND M,7M8Q?1.X7'ODMN%7H'W)?\0&$1L8=:
<=Y/XKK@+8B!DM25OE>1KP[0H34U M\6)S>6B'L%)]%"8HXK-%8UWQOZ?CLD]0%]WG4: MV:DQO-C)Z\!WH=3LE8$1_(YO5"T!@8ASNEGF$AD\U^Z@['6@['4:)@\C/_C^ M[;;+\|>?4]CT8#\K]O@?B)R:XO?F6(_4%"\%PK%-7 $L9V]&T: 4Q% \I"NG^; M650ZO-
F%Z#V- :5T(?;;Q].IC^-HWV294>(FUL[YS$N>\0[+08C=#QV(H3E:OY/65YV/UO^ M0795*T9=I,9-NQL]K U$]?7D^YPI#=?N*LA@^(P:UK4D)05=Y YEZ@3< MD=QS\I611P8,6EQ&[7"6>\:$U+/]IU M,L=$ZG46YGIMA=X-_ Y!'"PGHWI)4V10:DR]O!4()
(Z'&86X%ANLU0[;7X M0(ZL@C.[4#KSFQ'1N5KI #)GG[CUK\07V]WQ],?OW23[TX2NEGWO+:_^DV'?>DD&C+C\KZGF"$L.%I=S<>NA.I@PT_S6/VF,IB.@LIZ6U&-R(C*R<9 -IQ M]-.]P^B/"-3I!ZGD@5C@5C/4R;Z2:LQ2F*_;D$)!3%PLC7PM9?-\A/CK)3XXGCPR'Jc>
M0X5%(L =\5QK3CY%8 0PYC +O*=8GU5SH3HKTS><_@S;\^P&IG)FZN.@C.7+ MOWZ9RN3N"=W13QK]):D2AWR)M_MQ>D#-*XM*/6D'!P@-- ZR"I8O>YUG?.]-\]#B_5'8Q_1&(PSUX3G;_ZC] & MS,?=&.\K^A/D]]!-+QLQ-*0 I5''+YR;;8A!50*F\.!1C6D*B' "=ZX>]:
MT(1PEPQ?]KH_M'2]!?D^EO7^RJ/TA:8WIOGQZ]=N9]0&'8O]N03L]7>1H5?P M%"]NL,E=K>B4Z:_=R+M,;M,!I!)0>I]K0QSS#LT?7W/W&]X6M[.VM_^&72PU M/S:VS5O=PH\TNMEAYRND@UA((F@H]B $HAFYK+2%N3G7] $X#EW*P]C"MR@
M)X0=K_)EA,7*,7KV-;9AMT^.V'._;Q&V9]04"@8Z?2CIC4O;O[4P.]N,IW>6 MQU_1FI@V*ZC]V)Z5]?B!CQ?H%#,T;GPR2C)\'UW[Y.]:_&_,M*L1:NWG#O-G MN04+MWC!W629-D5NP%I7PD1Z V;[H;W/!PZ6[5I^4L2Y[Y4VK>N^RT^AN_JS
M)ND]0IX6"2>AY!I,L+]HF+497*FSYEZ#EIN^MMT 0EWB:VY"?-"E[?9MQ)Z MO1\-[$O2?)/N^]*_$WPPC3SPF8O$"]L2=2(8N42N.XT8DMUGD .]R^BUFZW<2?\)Q%C#]4CX]L9C<7]W'N%FW QM_LV>4\=^6]X3$7)M>I M%:F&<_Y]^?>3Z6"2G2T\+28[CB-
Q5_;'0UF@3>/FZ:U55/A_[^TS7G-Z1>N*'Y;@%)%3^?P$?! ;@.%H'%8K4P&&Y MPW<70!L@?\SG??01VTZ*BD*H N.XV5DGI:6;^_)..C_Y;U>71#%N\,(O-HU! M9Z\)Y=-<(Z&"R^:!ZNLX5Q('F=(FQEG<^;T[]N K9-I]2%04)FIW]]DB_?A5 MJ4^^>
<1#EU)?'!XH['B7]XHEKS6P *!&DF]K HXR=\|BL'!E2%LUW%Y^L! M>U.7\&:Y>4]'QQD[?OW MOW]DIKTJW,5_KJLZ8OY#A667RL0C).Y1GVNF9#E MJ2,LWN*]]-YY=DO]3Q/VP?5W+P^$2M3=E1H$P4(^?]7GW
M<@HNI_COU(47"L^8:T6*4>S(_]2U\EOXF72E3+^:-R#U'9 08[!#0_4^S7!(2#=US$ MHOAF;VC@Q@M\)TV'JHQE]]%W1"/DF&@A JC@KG5-:'PG7/5_NP8O#_.)23X1 M'WE#:]29<^PV*W?HHG8L;((00H*X?0)523Y]8!+#I M@W/A^Z^\ 1H!_%*P^+N@>!+,-
GV'QZ'KZX4]>RBM2%^.VB"4)E&)ZBWQ0EN MX?\)V ^X"PX#@IX6U2[T74H"LUL6 M3R9+GX#"O\I=ZX5/:[+@G4N2X" DT&D84QE*$$39SGG?V[,B=O8C0X^67$\>L7M**KDP&\'K[653<@!N0@\]"6\K" M_5F)^V/$ZOQ(A- @)O)(8UDV\V_;
(?/[NE*_ME36R@A2=@4-R" !D[XN&D.5 MW;<(L3LH;2W8B=LV#AJ0I &;[YU,1:]*0>MDN'6+;/?HF?M'M_7K6_0=&-WO M4$;ODY]>#S)=]SP.PZ6PVF_PP.[#OK MB3W-/(F*F J'BP5N^=.&F-H_(W5^$@_FX@:OZ5GTUO:BOZ H^'?MS'@142] M I8
2I7S7H!29SE,36QKA\MAJ6 7O#52G@M"MVM)AGS]$4#2G5/]$'WWVW>1N;&459"U5X M.;'%X%?@3C,Y(CON8G3-(TP-DK%'\:.@=*Y E-P=%-97T6EKV_$NWAT]CD MX3Y[DU&AP>'D:5]!?%5NOY.T0;_NG@5N:86'N'2QZ<]_,V!"K]@4\L"^W01N M #(1U4"[\(<
/&9]905;\76M_%7<*PI6GUW@%A4KK)EI]['G:()F.=I]S^ MV2IW@7^.2^HBW<6;0]%;AE0PA4-.G+6O!]!SM*EU1D>^CG4NW5K>Q_5YV5N, MA4S-0XT("_&BD4!#RY5+]RCSGR$RV?S!/OL#+0H!&"(ZC[B 4A=X7_ER0-Z< M-3>* LFLKA=_+LM%.K3-
MOI;08'%C$E+6R%VM+-[K/_3B?SM@EB,0QUV>($) MS<*"UI",@_@@)1Y4!8=!;4"^!G<(^,]5YF01Y$%-;VQ_N"EV=0"P.OW'LMH' MTZF;[Y8EDCV0T7URFNH M2KR:CNLAW:$UK"7B=;&*'<62#>&N]>_\0SP/K]DFT'*_$+I\-9P&Z=TLA]_/ MM=U]_/PC&Q2&F
MUM/2K09-[H_U>(S(Y829&/>__%&&FR2']^[\M]4K=?U'AC&LY/_'_X__&V/K MQM3__%!+ P04 " #'@D9:0;' VAN_0"T_Q % &-U>BTR,#(T,3(S M,5]L86(N>&ULU+UY<^0XDB [=X*_WX*O)[=V6H@HSH#@5E&7:%!Z?'(R]R'V[:\:7.1!3 9E:)M![/L9E,&R]5AFEN5 9,89\@3E!$(F!^2C&9<%O?-FVKM*+EMQE%+.*ZO(_T9E!P!2EH%Q]FXAAFR>W W8&V=(]H%ABUNF;9X E+)S9B+HL*#/J
""S']I-EU*"82]'L]+^LUEQ&E1<O2Y>K\R;%2F M@$W: MLS4F0AO_/,QRDP*P 1&P+_MRY/R4O:-([^?G% 1>LG51(LO$IVG,V.X>[U\H+@%8X^E+!7A^C@S]DSUAUH?8%)NVANI+:+B9 M(2U^E'(K4*G3A^1!C((#MZXSP[[WX6*Y/^.,[![U1X\"!W+9)#[B9WE)2 MT,VJ,F)+SQ[N$^"!O0_^1_7F[*8,E(+V
M!9#OG=0#O./#3'T90*NGJ]8!S$PM*:P4$^"A@]5/BA&0%W_L1,M?#Z-FK+C, M 7"DI P(SZJ0S $Y5CX6,TRM:'8G$6GF\2 1(22>-),0XPDS]A*J3QA!(: M))::G/^9,3'[0[]][^ ZYNGNU_OGNYN M/_QY*L5C>.@S+7R3*Z))3GCL,9E=-_V86Q![&40)3F"&I"448=_S!
(HX]K6@V*]S'&)CZ'AU.E@!2?:@?=65R@ET M([Y!-6HW,%A6E[:'PZQ.]+"0"76?>YZ>KX]SL @'=9DUAIOKK6N)3?#$]^>W M)2XVYZ-AP$B6, \&/$XA"D4$TX1ED)*,4\P*FTK77UU9OZ)]90B"!1%H$C] M+[YS2 SKG)'RF>F:0]$L]L^\3Z6Q)ZX8Q
MRA(A_W^04EU%,4!K8]714 =;\F!+WU"%#.UKX-/.^?]Y7!]T9%H0$I(L8@(*B@5$:1A"$],4$NF>Q1EA @=:[9-M M&9CZ:JUE"?A>][(.&B[9[^8:/;OLS%7^\KIEQ+J4U]!].W<2 &GI\&RPE>;#E M!S0,P?97/>A.#*6!DS@QI);>XQ30FOF5(W#IR_B*
M5855!/C;O."/*IN!XDRED?B0QY%4Y"+*8,I) !'UI&H/"0\H7A3-019[,@B< M.**CM1:R=BV<4-->#VV465/>K"Q@<^F(=S'LM>I>7]DUMI3_:0H+F-;8.09/ M[US?"@L[5;NA!!0I\.@T9^.2%*X"%8ZGGS?TX()P)\$$E\;95]INRQ[N2S1I MML^Y\/C4A]K=NMLM:?U>.9?
(T]5?"ZKOE*1?MLLSUS7K]9K^0.*K?4:K4I;'?[377L:W;: M-_);6&0XP7[D93),E4SBB&8!GX"$YX07SHV/O6I3A". UXFCL]1'TUJU%!N M%*[#/LN,:)FI@CUCH.6L:9+=X0VTS($N=V##7FM*P;GP]]HP]]MVS^R5FW0!<@];<4'$5ASKZ#+] X:D[H9$IS^^NIPDV.
M:U6]^GY7L"=5>U/7^#KW[,26UX9DMU]??:6"GY=*C\W5H&6#^H#?+T%@S5<-XOK@M5OG]^TU3#]8I*WA2P6(14@\G M*8M@$G+IT/%,]I\TPI!0WT]$&GB17@4=/7(3]Y^6 =!RL*UE>5]\16]A:@+8 MKY?', LQ)R1F R\-S"] FY&?/ 2G MK7^W;.O??
3TNHE5M.0)R\F?[TH(:..M=@TR'GIG.."H<>%(7:\=,.Z()HNF M-* ^"A-4 M0@_L,*_^D#TU?GSV 6\^.#NZ+.Y]@9B6SG>.O//YH<;"-MURTT>L]M-/];\7MS6 MJ_P9KWB]("PD,8TCB!,:0Q3Z\B?.$?10F"(_]=.0";-\P$,")A^R5:Z?)*>N M_G<$S?:\(S3T]C1]["5@ \9U/QC&ZU-
/1D?K=8#8 MK.M73_#C]:SYE$4H#_O;4RG=WI?KYY5V_$[GF:F#=G8A<"H"3M'D1;VISC?P M2?:+.FS?VDHMN8N"^ALR5T2QBY&ISO1?($Y9]@_B,8Y]W>[S>Z:L::(.EX^ MX)S=%3?X)5_A9>=D:!'%F9]QBF!*XPPB7]4>C8F]P!=E'LM(@#VMVR!]DI.O MLBT#X$5R
/,"T)8'L]U/ SN]'= M(]8K<@>&(@XD&!OR5P>'M>[V0GUI'>V' M&@1GW1/U 3C>%PV>--\;.X>_]]2G=.R^&^Z4EV>8W(S5WTA,Y![>-MV(;+9D M.S3!ENAT>^FPA%8[:\^TL^VSPZ)U=UV-T98.9UZ_E#5>_E*5ZY>;):[K7.2T MK:;[+:\7A(@(<^K#F
811+&'IC13*29_!WV0R./LY_>Q&MU2QTTY,$A M??";XL"P/.80?IIN]#M4#/W0,8"8>Z)Z8KIR10>HS>N+ZHE^XHQ]/F;AC7[Z MM+KY7'QZ*.KB5[R*SZLGY];K5*OBB>R?%-6UR]+LORO:A.&H^NRFDX\M<6]
MJ]!'T\UE%""HK\T&.5WZ@Y&_=')E>4[I^7BM/GX%7O. B;VLQ72^E::HZ/,G5 MH+KGU9MVXTV',Z DP\?[7Q,99^_]&[\'#7]ZRE=@:.+_"/0=5O@>:!:>=VV], M;;ZS 5L@#@X0K">Q#?WZ\(R7RU?K.B]X+2V:),RDW#Z,FN2=B%&(8X;D_V"!
MPE1$29*8Q7H=S#]/<%=#$FQIFH9R'0+2KT\96PTWY@2\YE1KX'<=UDW6A[:&?>W8&WQP7\F/:$ 8;RL9^ M^EFYAS?BL2*;K1Q;:8TVPSZ1K/:[LQ/.M]7UB=/=M7K'F:<_O.9LW51U]._% MONC@KA)P[&>Q%V $,Q(2B%*?P"P0#/+ E[]/18#34"_(8IC8Y $7>_* K:LF
MU/ S5X5P\I)I%E76@*Q_;]%P=#'WLLO;=U.X4[CH :,.CG2KB#PRYCXA"6 M2L"'&Q83.#$PP6SI$WJ"=),H-)^P#5$1O*HX>\+?VF3,S47 V[*6 M/U;5=^FY]8S]>I%@D4E-%< X3A.5)N]!$H08; M LT] +)=R"O\;7N-
!Y:2&_F/#CNF<2VZ^&]>+4Z!F]D&;%EHVO^U3%QM;_] MX@/<:.%E$?IB*+NS*A=NC,'Q!C"<1H;8S]1<8U)NLEKE0-]>8PQ[CFS<4) M)E8+&[I $;XR/0:\|+/6PE^%$8+,5W95UDU[M-KA42RZ[=.N+L\Z7!@BV*>NVY7W9M$M?V[VPAO13/%R%7+6-
"B#C%,,,D@FE*12(XR:(DTB[].3FI[4UL,DC;X MLCWNKMO,PY+=39 #RJWSD=U;!]=0P;?]K(7 TYHG&4+P@0$R&# MR*-$_@_F,$-(P%A$W(MBC\1,JPR-$=6I3T6V38:NP(X5('D!=P78<0,4._]& MLCZBP][,)#@9'J9H0V1154L?*WW?8!+,
[$Q\!Y^7D65N+'J/@:T_UVQVLK%X M77/7_&&+NH'ELJPP*Y_*KWP;$(G#%/NIE\& JKAWCF MJ?E*(5YF^; *8L\PBX:#G->WN"HX>R.9^5A(/NMRF3,5;_V?95ZL?I7O5=7P M6=#0YR%3A>TYBR#*N >QAQ*8(D[#2/[H>]]']MI4)[^MYS7@#2- O0RP/F % M_$WQ
KYLF#%HQ]>-ZK >F@0K,^W4P'3;@>F0"]"P 7Z=$":#[H53P&79Q]#H MZW(4VF0L?U^W0^VYYNM[:"K>00=$XX?MCD[OGE]P7]D/YK[:9FG="U6V]FW^ MA;,V/*(MN[2_RT\CE$:<ZYD=_RDX,@\H*$)3 ,D+3X:)9 ' D.I=?,1>CQ M.N48&5,T0F-O
:DJ!#TRJ1^RPZ>KIEK,QFNL-87/,B*3WRN"]+H0*7W2-],N0B OUO6]$#GE?RF7]]Q#O7'H(X]03A,/QCR)(?)C!E.&,:1! MX).$X33T Y,[@$N$IC[V?PMN[E5YV)KR(E_@__\U; '1B]*>N?Z+F0W\I7 M5$%+%FSI6A[<7Y3?[*S>!0[VQ_-V>!B?R@\).7 0?
_'Q6<->AX0X/FX?'&]G M*OQ2ENQKOEPN*$(\2>,4!EF82FU$(IB)((,B001[0N]H+#,Q#[833ZQ]MF3, M3("=U'K;OHTL9MID4 SCK?V89T?;^6[:6;?P8V&.M^V3O]LMAOO59UZIN(&* M?U;%*+[PNX*6SUPE/;SG]WOQA+\]--F,\O>5]AK_FK?_W67E$3_V_8!QF(2$
M0;ET I@QCT#.@IAAE 5IZILLH_$L3;P &P8!]7((\H9%S8Q/A^#KK>9Y(373 M RV:!\R!ECOPD^+OCU= L]B.#U2"E496];'><(>.(XWC@*%9=94[(^UG,.9 MS5V9;1?.[]O:5)Q]X-47:8^TH52\$F7UK'IM/"))+%<)]$VMR(]%OMH:L]+; M0<0/,XB1\"$2@L&,\
1*CR<(H@2C)-0R,EPQ-+%NW/"S"0U]_/#1X#;%"=[# MSM/<*)]PQUW<,_>%=C"N@GXW+,(]CRVY61!PZ6%2^8$?7W7;>ZW8.?BN7D; M;OQ EXCU^(M.R,SF5[H$I>M_.IW7SC2_?7Y9EM\Y;Z:]?U'?[6:5)1[U]>][MT/K-HEDA+T+"0P&5P]"QB)R*;:?:S M(?O[*.VK#1
.3X^TA75DMUZF,ZLY.BCNL94Y_("Y\7A\K'[ZLKT 'EVC44^F:62TCL3*A1T!@92+]R]A@_@U/,9MCH"M,U6K2?L3-(MWG(Y"[]_X97\ C8])'=VTF9'JU^O^7O^;?7TE2^_\'=EL?I<+R(>>]D(?!@' M.%0U$Z2]@CWE"'MA%).)\BHT8DM(Q.K0?T\G]&(ZADY<^!DZ-
TV'"E39\/3 MM@7MC]TKU;^(*9GRA7X+XXK<%])'D< 9IWZH;8_I$IW\,$ZQ 1H^@&($;#D!BA5P+T##S/\P*..A"^>P MM38%2(8>F2X^%L=I^M^=?M62"0"SK#TR^L,RJQAB*'A?W0_=]>:KWF$HW$$- M#M-G[0R_,Q=1E-
"4PY2$F;3M,@$S+'_B4>+YQ,]8P)+%]E1U]+1L MEAY:1MIR1U$_G$<]W985 ML.$%;)EIS(4KL.'G0ZQP\&16C$D/]NFL0/F6/E8SF*9C%:H2:26>RI;_W$A M,I9RA'P8I9DZ.@]4+P%.(.%^YL>"$42(B^ D6[MP>).LRC\7%:K_)]M^2?YM_^>7OFIWYRP__?H*HT]U2=*?
7S-K^0/X1601%\X M5:(LOQNFIYV@K*=Q1F%GIE1VI)35T1)SF"1V2OY7&6 G\|^;WG5)O)/]0\^]N*DXRU<++TD"QKD/A1>IN-$XE9Y#$D"!8Y;X$0FR MV%L437\UIK>.+]+2^B:S]IOL4M3^->'>4U4*E#4T@,&W.M9)/D]8B]'UJR[E;HH&2.5NIE.K.NV$%QCU?N\
.6<2A"M%M*ZV5(!T/M M[:I3;Z$^\&9_:N(TK]G?UO6]X6"!PB1+ G60&K),>@6"PQ3'&0P9R@*/TAA1 MH]P*&R8FWL4;41H5[#V:?6*^T95P5,;M<[P,@]2'M7AF6D%?,O.T[G,2N,KG M/IA[WD3NI+OZ>RZ+M M7P,@((H3PWS.?O0T[7A7B!@:[%LH)-
VVN/P5:$A/DG&I):0KR[N7UKPFMH[8 M)[:TUD/FN_TVZ'V;NI7X]=S@ Q]*YUR:S"2D$ =I A,>X2CA/N=(.U'Q:.Z) M]_H_=-?WM\%CXX8U^A$B&*W%+R&*7/Q9+?Y,?(9[='F\@IM$.?T&0G@W^^(G9 M]O<+K':W]TM#+.-XF+UM.R5$[0Z0?ZP M5P4#T\ZRR/5$VRY?
S=&6"6:;5)!<5>N/LXARQ""]NI)2&-((A5;&$=A$E&6 M>)R8Q!5WYC9:@K9QQ,L]/<.59-:9>=Z\L5.13E+!S@RQ MTQKO\]*L\M7W;?;#@OE1''F<0A(*#Z(X\V$69 &DR*<98:G4+*G9,>4QB$M'1,CR9?M:U>$FXXP5Y<9QUSM!S6305-5[G7W+&"[8[PE1& MO@C@**?
1"DB9Q M&'M18%1.0H/F]$IC;"U9'>"T=8-+.(Q5PY@LQ$EN*PT F3XQ\X4-7AE7;*VUC"I_*N^;+;P,*[XI'CY:TZI>"O.5G5"RY$X*5* M!@5*"$2,2D]!3@Q93%$4)2B)/:V;#$OZ,Q@@&S9 Q=M4(KD^\AU#MPT]9IK1[]/^K#VIB]BM>KOG6
MXEQ$"&&<9AX,"4X@RD0(4YQZD"49%B2->1Q2LW,>#:]3'_ULG*Z=8Y><6^ M*/HNO<>+B!H[CRY0&N,[2O]]R6#+ 6A8V#N1DWB.0Q*[=QPO4OQ1?N,0!#UN MX^"C=MKB_W,V7K)[\4V1(XS97=*H[/9HCIE=NM7W_=C-B7'V@!ZY4DL8HII M2G@&LS
2$/'(AVFLK$0D?T%8)C4-?$MG7$VL=6XY5/Y5VVAXK:"?Y?7;K7B M&I#+O!P-W%8V;'(_?&IX-U?%ZL]]BORL>9BO7R;"[Y(MHY"%L:HVYB-/VGVI#TG&8Y@$)&,"I5X]C,K?7CV%F8K7\U^."0Q5_QKF*!V]+ M$@$YY[-A?N 8Z/44ZUR
FNG2+5>@96O3B/JD%O69:D4M=T"QYS!CT0%(KA(<MQ[R;SZD]!.TB==S&FF!CEEBZ>*26U[^^TEKQK5^UH:Q3I:Z]*S$VNB/3'P M6KO6V44Y^_6("Q'-=,-3A9MCJ<[^!W0EUE[Y0V+UA_*1S<+F;+]^KTXX2QK M"$(Z8ER$FS Z,S)F8_OSH^L-?P)NW]W_]-
X\WK\# M=^]_O?WP=/?^%W!!]\W3WZ]W3W>T'P[M%"ZCU#(5IX3-3 >IRL0TZV'"C7*F? M%$,@+_X(=CR!/5.3W#;:8^+(&K!@8%8;P!Z@XYU_Q$SF-Y6[4BB\;@\IDH F M)(D#F%+5Q8L$4B\1$D&18:%>"O=B[>H*QY-/; SLB_JH16!RUG,6B>'KP3'R MF:D:QZ+I7]F-
$='N/LY(5*;MDNR]%RCG3PRVQW9)6:[%V 7QUC8_2HROCE9 M^5PNY2./]^+Z>:5M^9]]>N+EW@;S=ZB"1[Y:5P6X?E:E7@U\@?.R:W@#H\4V M]ı JF+.1V MOI8[^];U3%G4^\ID!U7)=@8L32./ATA CR,?(B:W:,PC!C.6!9QX-,IBK6Q M]ZQ-O-A-UO0$N.LY#C\&35M+
FRX!#]M^/SC%="OD-B^D$E\#?SX7'I[[Z:/(2VQ"*^K!4\9NR7!6ER77)02& M?2 'PINI# VYP6].J[1HB&GE%EV:'&6^5H-FTZGGOH88D/,H.KIH>3#6[*]/(;G M"QLZ-I5<#V4R].-]+9ME%5=M&A8 M@U>=K#(5AE_C)7=D4!\+W+.^=T-G6]G'S'77],G?
[$XR50[-72$=]>85OLT+ M?K?BS_6"9&G6Y"[&D?"ANB.$F1=A&'!?,!(PC)%1Z[,+=";>R155L"<+?E.$ M04/9,&;\$DYZQX@.I#?3%E:"&Q_K#8CEZ(SN$I59#]P&1#T^/1L:;N[1OL?/ MG-U^XW2M2#G/OADTAT*;1 M:;]XE\9<>$97?YVY]U[#;3,MO(EC+[CA-5X7!"*\S
]8I$HC(.E.\!!BFLC_M82SVHP"AC]3^HNV(-C67RP[4-BCH&=&6,IFH0VC=+Z!3(V%XBRS+I",>A3!* KEZ,L9A1L(4!E$8 M"A5GC*A6X"/K@37]_3= &#G^UL" M8>38#\O7X^KW/#R;\S\L0/"II,H$^BX1/,IK1Q*B4L"']B57529YDMYM3#?[U7]+ M#_X-L):[H9&^R?#
(AK&]%,N8AX+^2FKOGF>4,%2_YZ]RF3[GTE-^4E4KK_Q4OFYX-FD=0/5-,K+_?O7^X M XKTL]S7%0<-!\UUPT&EBZ9FC/XQ5!\DPP=0CM PTP@F0(#?%"^.CI\TI+4Z M>.J;=[8C)PWANH=-.L,M"Q6I(DAMP'O=AMQH2DD(:>!U&(.4Q%(#WK M5
*'!0NCP,AP'8F/;?;,)IC]I]=HS06C L(FV&] WB^IZ:>D9-ZD9PDIOA3I$P&RY=]NL M=N]O;FDWY;;=+5I-,1VMX"%]LRYG3=&/U[;N8[8!)H]7%6>]#'=S$/Y+5=;U MPD.(DD@N:![)I8V\!,&,(1^&///3,/!0"%&3]7V>S,3+N]$!V(8T6.%O[460
M:6C)683T5O5XN4W/L#?"]C2R;2&KA];+L)(^F9Q%E9PE,G-029^@IS$EO:-= MMNK]6%1Z?60Q2]-8A 2&-/4A2F(!4\Y"R%$:I,)7_@8W+(T\BB&3#]^NZLVE MMK(NFO=]PZZG&^:#TDR']+3F[3+W^VSA:PK?I$U\M9GY';3Q-05.KY&O\:QV
M:E+:0Y1S5K^1PGXL:D[74A&_+U>\?L#?FP(LOB^PP(E4@KJH]\]C2A@)&' M:9"D818&1@&S@Q0G/DUX5!@ @'!!*2AC E."(A MI3Y7-[)ZD3G]]I*:^,MD0!XHZ:,CKAZH,@-2_SMV*;G@_#2?L+-@WLAMNZ Y M7NZCA.K]_=\|^8!Y%+$!9Q&&"TU1Z=(Q#
(B(?)I0ASF.:8#\UL6,TZ4ZLQ%[? M/M[]>OUT]^LM>'/W_OK]S=WU6W#W_L/3X\=WM^^?/I@9,+I8ZIDQ$R!DINMV M#'1B\NKNY;#;) 1+N1V9-KI49S5P#*$X-G-,'['<7-Q-I&\@;VI,$A=R]!M>5/]4<\&+9AT:ZKS;C7HZ>]9@/=3(%U0/R@ M IR:.B(?
7YBZ<6K.C\;!;5%:V0%,S]HLC^%EYH++#F [K;WL8E*IT9O\X+7 M]^)&_IBO%C0*,H8R!&/.5+@T\V&:<1^R- B2P/.Q%Q&S_1AHL,?DA^>CM"& M*!!8589;?7=P5G0(X8C#(FM8W)P6->35L5K+P,3G16>%G?+ Z)#@CS\Q.@N MUI'1^2?']A#L9(.$3'3!Y?
V%@BTUQG&4CLO#G>98H_].W=(27&]H- M/SHVP_,HEO\=7]TKN7$^\"HOV0*1((ZS2$ 6*$>*I0(2/_2@-!5$[(49HZP M2_GLI3NQ?CA)\7G>4%=]B"5YV^S(?BR'SY\G0LA,7YSD2Y]D\VPY 0\3HF6; M7.H.-4?9IM;HC4A U<) .R.U?[8?
E**])>+EG%6]QRUMKJ$FI)=ZD&[S]-H$ MJNOUZG-9Y?_D;)%@FB9-=R_B,^FWT11B/^2;\,))\Y(@CM+ S&]SSN/D;MXF M=1#O*()UH5I8-"D:H'QI,HA>Y"/V>9GN7YRF>?@C7X:A,;G1KKFW6_/5:3;H MGF^]N=4D+]R5IWS-Z]M.Q6\)Y;P9(0L=3MNVDPKG:.*-
]V+)\E)C6G3_K%4 M78P7H1"<1RHBBW"IK+-,E1>2NINB3+K9!"=9H-4259_DU-XTWK1];S3M;RU- MP_L"#=PT=:53- R5GQD0YDI+6S976FB8X+QJ11N $SVA_Z39PF<\7[S>>)O M\IKB96LCOI&_JQIHA0U= MT!+>N"6@(:VWR/LQZE_7SB0W=')MA-
9>T%I"]22>R^?;Y2M_V*_;_EEG6:A: M@FW7IMY@F_.KH]24NT)^]KQ>71>L.2][599_EW]\G[C8T%_XB6\9:"Y?VYK!!+)0Y,CQO9L13X\)+.?QLZA>EL6GU3'""4\MSF%RWG]R%]:7ZZ^%YL@"15O M]E\<5V_D=[?PO"@*,1,P9ABK;B\^)$1XT/-XRKTLBD-
F%#=]Q<7$2EU^@*F9 MDV6'I9[?-3E"9MI;L0,5/T Q=+4[5+\"BC90Q-WY9:-D=^2]V?$P]_&LZHCU3CQ;(3$=\;]5Q+3&6->ZKHS7;R\:7"]B%*?<3^.(<%(]/-7"K$71Y"1T&,D#@@-0L,>UR-9FGCM
M/Y0K245E5#252=5*."Q9:GTAYN!MZ%D7\V)LIF,ZO(&6N=W%U5%)L-=;^-LV MV+LKKN-[L [;3KM>.X+07;?KL0S-W>7:$8!GNEN[FGEL_;-K*EWZ]5+^Q%[S MEXK3MGMVX]N]YFS=')C7"\0"03!FT/-]I HF>9!$*8>4^C'QO9#Y,5\4_).: MYTE?
E9KRH;6HLW91GW"C'PTF;4MUKR/4@A7KY?(]8%N>5(R81>BH,>!Z:G(2 M_.RNPFYOP#9*\0KX 0S2*]"MO::N:W$AS8*K;ADVN1%U!EV!CAB@*\?5YHQH M)\H4)=O,,'1>PTV3_\]ZF8&SN4];X;S6*<;RR7\5FZ][$Y]V>)3+E5]>X!U M_5Q6]_R?#=';;R]"@"MO\>EKN?
P2U),*60IXQ"%OE!5X4)I*,:<(#^AA#/# MY&-S+]8_1(]-TXTML-337Y,C9*;$6G9@PP_8,]0>6E\!Q493&]K+V^: 2?+E M-#?9'A9WF,ND,-X\= MV!LF>^.CK8 :LH"DG X5*QO<1L_!K; M.M![TO]WUI=1ZE^GXX4>7?-Y3W2@4*R!T/H7\DZ$M[MV;T#@+0AL#\(G1=U1
MM:1!Z7INSR_.]L=^2#[W9OPX<%VKLK&Q"#U]L)TM2!4I$&*$/0\U< LH1$D M*)%.!S%! Q1F'O/-,CL."9A\=U9I&2VY/YOY&$<@Z#D/[H(9WBEMLF.WE!P& M^)X7P9$%?S3YK*;Y><&.;>X+H\QW\;>X8&_636^I1_Z/==Z>KBZPH%$08&G\ M!*%]]H)2F!'$H4<%]].
)#C1BKR_3&)B.UL1!:*E"]H]6?#3"Y=/%+H-5GHP M&M[QTMNMMMX:H3<$08?B:%'UM^WQ(MOMV<:B&VW7_5+U[-47'IQMH^YGO+M+ M#XRT#_5_DH\N"(\0)]2'-/4$1%&40!+2&%(:AYAX+*1"]ZK]\<03:Y%=;+NB M91[!WXC>KR;&"&2F'/1DL0K,
[S(^*A:_F6CV\/LN^^ MZ"$U\[(?%OITE6L\8Y&IAY=+7/_"I2CYMOQ\F/A^&'LI9+']#.LSN8ZJT(?< M(ZHI:A($!&MGXIW./_72;2A>@:?_8Y #=@:%83=\I&R&RW$CUH:<1=.!MS@EWR%E[](MC;/]?#AAJ3H69PQ+]YN@ &:^QR .48H]7T1">-

TB&"6WI6&VDK8F!EMH@|@V:=6=.@:QMXY7* M)'" ! M4RX)1'&40ZKO5!%+4!H3S!&UNM,Y36ID2V1'>"^ HUJ5:X>0_Q[$S+PQ?G"P M4RP=FA>@H0K^:/\[BKODO)">7"]A"9U:YP7^-!58?#&T#7]]?A>UU,6ZM-8 MZ=Z'LR#%09BS$#(2]T4=9!SF41C"C.8|Q*&
(,;)]9]-#:^157=,#U9_D16T@ M*\N26WT0V:[B08*[+N,+T,B_H5MWMAQC^9Z4SOOZ?4_I!RW@DR*?7L&G7[&/ M;6HW]M:;))-5M;K>['[M%^$@8>R67$O&HY_L)/,#8I/VQYLL*.FH&-UHI.,/N&UK7Y/S5U M\-*0OP!2,0!>-0=V&]TYT,PV.X]0V*V^!H6[#0]:=MV068
==7^[GJ&8GG:^ M<]0FW?T,13_< 4U?L_>0/Y3\LBPO^?)%NQ0^:L/,T O^_LV1E^]&%/AH;(>> MD/"\CWJ8<':+[Z$D=0YXM\.IF:Q63N;3(CDYDH\,-YFS^+0H78=PSU/V3M]. MSE6W3L3-0OM&]=GR8?E95)40U4RR($UC*F"4L@2B4/U/AD0,(R)IA!"A"46F
MU]#F9,=>?)W\RKT2*$L)YH)4.K>;KYE-<0=+6,^[D,/I6B;^/SY5+"GD\2+>O*I4#*RY>.B3L*]+UD4 M_VNVD4JGX9*Y^L^K6"@3;/FZ1TR1]N6]MY__'J^^Q6"3>?OM!>S> CB\/3"P M^\.Z*A9JR$W<5)U7%$B:488%I#R((8K3 &:"IC!(4HD(CI),)$XQWL>HC;R-
M;&,*;3*NS& R.V)Y$]YN6S"5VSWLNT\>WQ'@1VG]F&#P/K%/QH7WON009?2T M>+Q9?-*GLLOJ5OY>K1:/'U>W\JXL_ZN_N?]I?+/DE?JU_QF#*[W-J7_JARR"DURA/W\$G)U.R4R'N >W:X^H'.+;'(E.EV,TT!8]]*=
MAH[E9JE<2RETF[^VS,@#^:YO8?:CP2]7GX0:DMYQ7=1TM1OTBI2E[GQR^;Q<+U8S'$4I"40&18PP1'&6PSP/0IBD)&5I MA*6,+!?U:6+3WIT_ELO*.LBS!ZDPQ#)-(@*S0')E)^K:!C0*H S"**!ICE-D MU#3..U(.#>'J7)*]6W:/0)EJ/3_BVVF]_W5G\(YSW2(F!*\3?H\7*?
NH>ZV(!:]NRX]%U50=5:95U214W'S(.=GMJPV&!]JDKE!>AR=P%V$]\GJEFZFUPO[;XVLZJZ_BY(5 ME6CZ_ID[^@]$.^^^=Y?*3G'4=("A6%9>].,2./G&#X::S.-]7(2N'_O$$X[W MZ-NVV!_;H) '\OU8PY^#1N\,L2A#RNX0&0T@8C2%%#$$4QX$(HU12I/0+'UW
M("S8>,/W3??&X*&3!=*'!!_'\LBQ)^::V._5 *=1$5VJS M:^-RZHNF3=2-'N5XJS++RWW'N3.S0":8#SNUT9T(RQ'K;DT$!Q?T06.7$P; M=S ,JG<1"0.'<^P6H@E<,F6D5(6V0.K!9Y)1@2G.(*6IU&&K$N8QQC",0AKD MG."(6849':4R=I2]I@DZ1-
MU8^EC/@Z0F:89++:E^6$ML7W[CCZ)?+7].$IC MVK8&GMM==(3-B1MLS"V IZWW]UELUM MQ[(OSHKGD'AQ*,F I(OM4!,G7!R*\#[9XMT3;AM4$U7;%)$0GW74<]6IER'R MB"9^K]!EEKUR>PC-O*2^O7;[6]?/X+/UY?WU_=V M6U0O1&8[E2_!+2\$VC#
[EBYH"'LN]F4CH]<=K)?4I!N9B="'^YG1.Z[!];OB MO8UC[))6]Y*PU2S(IRS$$.$ @I1]@LB8RD@(0F7"0^XR!++<_=)8N,?K3ND M_U>GX\Z_VP:YGX3+*CK!0*[1=W0N3C94F[#@=?]W-B>HMZ/TEHXI#WV,]\./O =?W7V^,Z^><43Z_E4Y7"9+OU*'EN=B&J?
%&%!1X\B@DY75."U0 MM[9&SU/V]^>;(//K2N>A7"YX)[_LH_:MLB;B*.H6%F\-(6U-TU%ZO VF<4X MY(F$+"<((HHCF$4YAG&4I))G@6ZS&!]2UOVYAL%\?D5/ M!I[=XK?%S6KY>Y%Y@*881G\RI>(%I][^\3.@?<6#_]0IET2Q;C86PS1D
M2O$@%L)8P)31..28""3[D3'!3O<@DX\Y;:4.C=KQZ_5=@_<+^=\QB/",D1S2!#%VFQ, M8*8.MI#*((XP1F'*Q6PA'O4P#^:'64LVC#[;O/ELWS%C_E?+:M5T_> S(%H MKH$]1=UNE=HB;+:,QP#LQ]W+7YR\E.^[S+_OFPMKK>*(J">U8TM]4KWD",VA
MXG(=QDVS_4[*0N=[Z&]H=?@L)0B'*,80LS33O6^Q3BFG,!22A)+CF!-NXX [M)#"RZ;TAU]01=BE1^@X1,U4S1$X[76(EHO4"/R6'IQ7\;OA)E^@IX0[7X,GG MW!;9MN;PKNG?-BU,51&$?.MDGVF#5F9BO2$Q)VB],9!.N%:B">IS7;1VG2Y6L@\N%*-GEE8-NG6]F3
M]8ER$DN1MH^X^;HL5T\O MI/S'P_+/Q96B4XI-M$6.:1($ZG1(1 A1FH1*6802XI3ERNZ6F(;&O4=/4AE9 M.6SI DT87-7=%LWC4$Z#T[_JO8ELM\J/2*NW>^OPFYYOPC@"QXOX;D$XCC!8 M!>*<%:\G%N?TNY.%XYQEOQN1<_YA>[73Z*^K.:FJ0A:"WXE2+LMG?
4_W@52" M?Q.ZJ]T.K*BUWF^+8M5^@C@($#4LT(^';_FT6PH#NZY_7:))C9Z;V&);CCJ>Z^M.$*?&@0W/+5&$! M<^:@'-VQ-5>>DV#LIES=L?:C>_=#TZ.8W<>>3'$/%K^KV((P$VFB-'I"8,YD#@7+0QJS,"2I46K6\>%'5M4M05!3M,BJ M?
@_#>=4[3#@[G;HGETO:^L!+;+'!PGJF$2^)W!#U5,J^4EI^C+*W[\T76+Y M28;W\LM//S7X7OMDQNA^MYE;^9FH1Q=\&XVA_GWS_%(N7T73C7GCI6%YA*(< M(\BC4$ 4)ADD&8DA3I(X82C#41^DBFT=.3Y MN;JO/X)1?'X3H.K_^MX[IS_JJG\LR'O"
D8C:6];WBEHQ()P\?%RI5;-BOQ* M6M,C#HC(PCR%$:(A1)@22&4J(4>!#$DAI$60!S MWNCT(JZ=DMM)^A&T1,&OEPY&Z&FYS6U1+_*[F:0['[A?]D@H93WY5_]&*9G M1>NQ3T^_.YF9>I;]KK5Z_N$AT13;6YH/9*Z/S_=/0JRT:N2\KNE/YKL;W^K#
MF_KA95F1N=]&UR^5&F*^UBI1/[/4/7'6@M^^B*;^>?5Y6_@G3+.(4ZYT5YH2 MB$2,(.$D@42$&29YSCBQ,F(GY'V::(^M*!>@%0;4TC0UA+;R=((A*D!U9Z)& M)-#(I"VG5BK0%0OLY'*H_0C/A@S0_@G_0SL]HR?\PMPC*.9="Z\QN5,P_D/ MB/.9=$J.QPU-
R\+/NATV#91RB>,PP SB2-<)3W*N=D%)85W+2QGS)&!&=<(G MYGOD;=!%C;DTM9I[EG^6_6ODQELC3-M/N/&,T>MK*I[_?[;A]/8CFY]\O9]G M1+D, E0GH<,\Y '9LFD1T:W6?9.F:0M/7.O MQ]'XYWTX T2RTV0='X6#N^90,',GS0 !W5PS5H):.65.B-+CBCE\8S('S E6
MNVZ74X^XWA#NUX::L2 2.6)]Y4=,F8$RX3##2"],0AJD/!S2R]}C+[\ M6[6H]O]7+=$+L!!U]#;H%CR;MUC];?_)[Q(HO0BPF%]N%4_QE%^@8)$W_;H MCZ3^M?I'? $4?5VFJ'@5<\OJ*N\@-[U<+J .AI_X
MUNBX<.^O>DX\YU+=\9D4B^V5T,/R@[@C!?];L7KZO%P\ZF]2'P5=S6@L.0E" M#D.ULT.$DACF@E$8]8Y[?$RF;X,Q?ETNN[]"_+A?B^66^?!/B7I2O!1/50TD6%6'Z M2_KP=K]^>9D7HFSRZ5,9"75:@B1'D=*L>0KS($4PC4B,24!PS*P:W@YC9V2E
MNR'EE'@_$&@S*VDZ^.Q4L2ER]AF!7@3VE2HXC)EI%OCAZ).NV!.B'2[!4X^YK2G]\=U4U5I[;'4IK/I> M[U9>E8(7]TYCA.]K6,V$3$2LV^SF7*IC%F=(EP0+(OB..(A2I+(RABP(3[R M:FQH@D^$U<4^ 1=2E.IW0-:U0+7!S#2'1QTMI%/6MW:TQ!;
(B&$YB(,893FNA(81NH,DTIUAB%AQ(C26[%1 M);#W0X^LBA0MH(E97(/L2VYPO>,LC]V*WHCB%7,9[6YU MCHK1=ZFS_\)T=SI'&=V[TCG^A/T*_VVE-N=FF[V52EEL;T(^+ZNJSAZ0R_)/ M4O+&HS*C69 0$0N((RX@$ACK\O<,V0=T>%&;XZU3;*] M%IKK5!W68D
=C=IFAG0Y>:B]8^.!YVY1AL1 M0C>5YQE**[WH"$:/XK0=<3+-ZBAJ5_6Z#N%VF+RDRU?QA93_$*NZ=\+&/Q'* M3 :$)3#* F6 84PAC1"!$<&9B$F4](.CS;GQ!)V1=6Y-%3S79-L6)."7\"]V MA[=3$&6"X8@%&#*>Y!"E(H!9S*4.4T!AC"D5-+6+2_ DEMTD]8+&\)-WQ++
MBO>G(#([RGH0VVY?:3Z+/7E'\'N=$WW2-WY$W_ZE(KTD^D*\G\J7N^+1^?]G#%S)HSV%1DZK*_UR&7OH'NHH]\#VC>FGT11 M&LH4AE&@F_3%&1(CN M(=[H>351L_ 4HVZ;8%3W:=EM?[2)8+ ^O?8":69!# M\7'28IHH^$63K3'1E+5?N4/;GZ%F(* G
ZN/T]2&D8'(AP:-R2MN:[XY)5^R M?ZZ+4KV5C*2,K)U%N[T&:ONPS%F I]>Y:P22!*$EC2$BH%W44429QD*)P8^N8+6HSP@X6 MC]WZOGK2!V =?U8*)HI7;3E6=1C:4K,#2,U&'=5F7='!!%@S-> 1+-=:0#5= M\,N&@[]HR&HF.E>;#1M>2RA8B.VO H()T:D+&%@
<:3^@,W;]NZ;#T(=O8[< M2-$@(I&.@DV9Y,H4P,I:2](J7&WC^3\OR4*=]G:%.K6H) DW1(DC\/0SGC8]APMFMW#VY M7*+@WPMH$0D_2%#',D=&$VD7"7]2C+YH^/"U]8V*F6+@Q-S[3]U#E_;@H3^3PY)WI)3>]2,!'Z MT!%A]([;XKY:/C\7S?7/Y8)?
U242'\6"%:+:E55\$-]7'Y00_YCA3%(2,[7[M$Z&6>X0I)((%,.=Q',8Y2S"SNL>Q(S^R KBZ_?+EYN'+]=>'>W#Y]2.XNOWZ M.D4] <_*&9 34W']\^W&#P MI$@LB4^J6MR .50VCJ.XJ9]/Q:)8B<_%]]Z=6:F/K*!ST?A5+SO)[SIP;E&) M2ZE6]7\)4GY2+\PH25,280PIB3*
(I*0P"Q"' N>1)&&,HB"QT44#>!E9,3T\ MB5(0:=PQW >Z9BII(LSL]%/#%*RY CNVFFN63LAPE\,+4.,+-'= L^=/7WG MR)/R&L+)I)K, V2':LW'D'8Z3C ^^R*(5I=U)2X#573PRLAJI:7T[V9*Y5"< M?@4Q0!*[Q=X2\58@[3C1U9@)=A?'Y>O_Z]ZHUU\C._6W.$XDZR?
$\QOUL*I M/SLTN%O3><'NQ:)8EE^7JTUPCL@"@;.ZJE^*(4(Q@WD:("ABB3,A$L82XY#S MXR3&]@'41$%#%6BR%CW>CF-RWG$X7%++$_X[(5TZVAV7UJ*=W6"I'7O9F4^Q M70^[7GGZ&M@=?W&Z[G6]C.^UKNM_TC$C-HINYI>!1IN+IH4PHOCF8:[I*[-:>#3
MLI2B6*G]TF,^H3,XOM(#[1F8-MO/&:!WR7ON(]GI,BZ*V?5B5:S>KI]%^:@H M_5HN_UP]-3VPWV:813C.\A0FA,?:+DHAQ4Q"GN6"B9 0A(UJAIVA,[)6:BB# M#6G0T&X;?1MF5I]#JE_!>)3?3HLXBFZL' P%ZSF%]!&:Q:_^L5OSY\:=9&$;
M"K=9O::/NYD;NTHU.LSJ6_'XM+]5OU6-*V#;:^I6?FKJ41];,.S0)(,)4P8ZG@.!1AFEH5"?;$U\@]H%..2;-Y M 6I&X5)"Q>K&P;;E5E\A;OD%&X;!'SN6@>;9LB"ZKQDTLV5^P+S8]2;O4W*] M4*>]ID&:QUL;SSAZLH5\<36I@>09RD.KR??P]MZE>U&GR-
XNQ,/3U,_J_VFO;%-5K',?-4,YC2+U/Y $,H(H"76=*R)@$$8TCE&4YM(X9-Z> M_,A:MV4(A$$2 L5#G =%41SC]FX8+IYTT8 U0-&L5?G:LCKN7@5BZOEXE%]2[ORC439T'$$PYSJ.F4!4\:T"&&*3HK35]3Z+0U^T)6Z[+0_2&_B9=MW.1=62A3 M]87,;Q;;"!<26
MM1>0]]*9GST&2>EVZK"3UNJX<5*:GH/&^W8P#"I,@2"&240*S),MAR'-),TYX%!CY+@QHC:PG M6LK@L5RN%[QM0'$!RLTMTKH2334GZ]R#D^"9G18\06*G8#9H]-RE-:%!EYT^ MC=T 6G&S5; /TB[+F&N6/3U";,><[I.8:[B[O4*Z6+WI:+'E0GU9
M;5FF((I1C%,,LRA#$&6QA 1K;V],")-Y&.Y2.S;?O5%CW8;G219M] MVN"'7AJAEK[#C #'.4)P)#B,1!A"%,H-4JK-NK Z\N1!4]).PC44[&!Z7"-4& MEBU1RW)?_0"96:V#Q;;;7NPEMK9#>R7R9($>IS&I[=DKYJ'5V?^PO;U9M[)>
M5*NRW@ROEJ]U:P8]_KS0YJW^^[TH7PLFONFM]70 W45MR3'3LUGK3QW[+R@78 M, -VW%S4=UF@90A\&QD^Z"MLU(YW' M<-#&9#XGUT./K4EK M8A;+?U]N]WH+(VEYJOI7("'_^-P-CZ0RD)E.4OGJ)"V4GI2,4?Y[U,@^R],
MIQZ.,KJW^(_X1):WGL&S;;^D02Q-,=Q" 61&"*NUCM)(P(E83C-2*+ ^FYH' ME)L1'5D=&/E*,BOGG3&CH+3VPH6B@1?^ ;Z.,?]FEQC9I M+/VAM[%T.R%*15W_T FQT/L_9&(<=X9I)\AN&_&.8]]&XX_8=%N1=X#V-BO__MH]M'[%YR7]>NDCD*HM=CI7D-
W;/#C3ROK*C#Q0#O[S^Q3I]T0R._GW#.Q)V MVT$?"'"-$ZQI+ZA2L>W[TR6)UC07MANJ:O^28]%,\%[IM84%H,6\O8\CB[?/G MJ]NR_=L=*5<+M9:>BI?/=U_(@NAB(HT)?%O^*M2?R+Q]YO;/]L&-T3S#A* 4 M"PIEHINP!:&$- X"*!)*2!1*0C.K A\C\SNR?
KD3ZO=]]W^L^S>_[!@%ZT6A MFP4H?CB@;V#U).PJ DTUGV;7MS_1+-GIOI8YL.5\,PO@%\7\7]32 IM'.@*H M/]][16<^-5* 1@S]<"O(YN$+L)5E>[CWF!PU#>]^T]A&YG;:A*MIH'^7FC41 M6;>]Y:$D7!&[UW%+=489AE& MD$4XPUD:![$TNB-RYF!LWS%
[$GP]K[5_IV6\^C?H=I'3EW!V:M\>:C-%/B] M#O?V.T8N0,O 1=T]HXW@Z?[]T^_PZXTR6'5393!*#PUG=#RI4'OZDRI%9W@. MU9S[0*X%*.^?Q'R^]:88BAA'REZ%*8]2B!C+=%!Z#$F0<98'@8PRHTNLX\./ M'=02/*8% /]1^X--W'9R&.BO*\6>?0I M^QN.77?
-3HK/1_%2"E;4+]]/:B.L]^=4OY;+]I]E-,^X1 ED(HDABED.36F)Z_MGA@%HL%==+M985UF.JB!FIT1L3._21@30[?[@AI+T6!).ECR+I9\A^5*?Y)_M]7,?X(I&C]??>LC)?/NNPG8]^,YCN-HV-PNV+%^636W2NA+EE:Y25]K3(Q>S M# >,)%$,&=$-S+,TA#G-J?
HQPEB$<RQT-9QU>Z9EA&@.;$U MBOIA-+62O('C9#8-PL7!FC*2=H!YU3_^Q/:6D;#O#3"SUUR2<=5S?^KSDSHN M/9:BOAW\NGRM74$:RS9TBLDTC4.:09IBW8LX1) &0D*>"IY)A@)"0,5MB ^6U6V?;4/26VD7_
M)97U8NL1QM.*.T9ATF77(^+AVNM[U&T!7C)6ER*_(V]Z.5\NN/I-N=[='1>B MNEJ7I0X/7/"O2]+FAQGF*N$DH28IEF*(0UY M"A%A$:3*XH!AFHB,4HP))W:5:LP(VRPOI](U]S>_?KWY='-U^?4!7%Y=W?[V M]>'FZZ_@[O;SS=7-];VE;6\&I]'-[QT@R[/ CC[8,0
V"'B.77:3VM?QP8SH MM,<**R#>'3?LWG8L:D7*A1JVNA/E)BNB8)^+A;A11YUJ)ED>1BC,(.(H4/^3 MQ9 @(2!&F4 !02RA5N5(^\F-??71$@>*>I,9= %J!BYT@'';&_E]3]KJ0M\# MS-8 '.H!BS?M=$%5 MKF97RT6EK!5>WR;5BJ4M>"CC, A2&D%)6=WB.
(0YRRC,>!!PG*8A%T894'U$ M1E[O>V2;W]WEJ[Z:;=L>X>>9*&: M"+=9FD;/NFW,7\5*AU(\B_+]KI\)<5<>RD>EHWM=K]2IXFGY5R-5WTLYNN5 MX)>T6I6$K69]B9(P]$N/QV]7QFD&:181*-(0QS1/PB@V]@HYF).1E_77ID/U MLOQWNXW;'5FS_7P2O.S4@6()-
#R!7S17?P%;OL!]N3D/=%F["USX(\->QY/ M (,A\F0RDM0I].BE-3Y#3^W^TL+L"6 M0YN%Z 2OB2X:&S1;A;5HVK1:]0]I4';1;TZPVBC!L>%UU93.,/O2IT. Z56Z M3@-/]}F'"+ZOO@>-Y))"N2K*.@+O5CZ4=:_.M]]RG#$1Y((3"5."8XB84NA*
MK^>0LC0329I&.,&F:OPDE9$U]8ZN+H:P:BF#2I.V2>L[A=%Y7>Q%,QUS F%$*49Q1F+,$048E2D,N QQANWB: PJC!\YL]]<71? " M+$2M> M%^#V1;L$Z]P6MBI>/1"% 0QSE$(D M\A22 *>01S*23(B82+!>@W/+9V"/@M>749H]VGQT3TV58^^H1&VV
(]LVZX<.Y&7YM MD>CJ87G)_KE6MN7=_]?=U_8VCBOI?M]?06#WWCL#F M1HMYV@0NDT^G9['8G M09*9!K6NZSP)G3B2.QJAZ9I6*Q^-1Z M51)0?*GZ06_F*0]DC,,$(D0EQ#%A,.?Z6&20)P%E <52-&\/LU"P5Z;#*\+N M[5!'0]51#UYT%^TXXF86&?K!PLF#-
Z+UEF8M'.RE5YW;/4:#QI9ZB@_[Y4T: M,1];_S:&-+_1/]ILI[$>OI(7!6)4IV'C.* TPASF@H2ZD"F#&8MB&#(F,HKS M(,F,.XV<%S-RVDD+ EJB>:31 4E_I.;'4,]T M0+5P4$HW*1"RQ\TL MV/"%AIV#&@"$.XM#AX6^.1U.B?HQ# \=1I_E>^BZQ[')A-AL5NM=:O&C4,N:
M?1#S3MP+)E3PPA_*P=#I)I:\SP4<1]']0HV> QQQ"FDF,4P2 ,>YB(,TB2Q M2S?;*S%Z1GHORK+)@SV>9NY@7(SLG$2E2SLC7:HSVW6V4HL4*D"CT@R4^E3; M[!_4)Q[[*CBCX]M5@KT"TW8_< ;HJ*&!^TB.KFFU?-*%69IBXQ/9UOSB]^*E M%GHK[];%DA4O9'%=
[O_JFB<1L?(TD$I?:!6]*3"T>U?2IV^SRH?5$KWZ(0&6>_+ M$;DL:TS&@34D4,:-II+ F9W-.UZN3^QIN7_111/GW4MN0HVR)-HK\?FN: | MYGFHUD4R@C@5,21QA&%"\S#-0H(D-CIEY][R,ZHD0PV+\KS6]1R.@)JDMH9
M&R;;M$]G0YD9V$%8JW58<3@ZHC89H[&1=Z>N%]2ZXN/#:GW_\'N]47>QY.^++P47RZ8QZV:>,,)9BC!,1;FU M)CBD7&10HEQD+$"(2<-EKXW8\1>Z)5$BTYD>77Q55EO4-14E21BO%0+-:]7< M&1E#V^_0QX#+SH67N3"M0KE[KY1H]NF!4@,T>C0KX#%0,G?
28Z#EYI9]H6;E MAFW-[W"\QD--YFIMC6L[5^M[/94I:!'BBUBL7O8>?4YB+!-)"0P8T@>> @ES M% D8AS%#C(9)D,<#2Q5.R1V]7.&NX5TA6HE-8=%)R Y LZ6Y/U"\U2WHUTJM M0CM0&[%ZHO>P[S0")$<<(@ M$E$&,4I32$**(6=AF]XFM3J)E(FK;)*+ 7I&-&^'[*<3,
M_,! '"QW$=]"\.@$@?7$[S#2TS0_)6'22=UAXMLIW'6I*Z.:UK)85-VO;F5O M@ZS[U6*AHHVO9,WG%&5!DJ<8"D5+%W)U"1HW,@,HA&$V.TCK5(TPRW;"^Z0!* YR/[/S M_0K_U%: V@R/+L@'FM[HX0:H,C%QW'#0CBGE/(SIVLCO+V*Q^(_EZNOR09#-
M:BGX]6;S*M9SQ/,X$H1 &F0<8ADSF&-)8<0%02RD02J--B=[)8T),AIEE]PU3V2-/[O8[D[14T='\0I,F]W^94]G8 EYK!V2IGD[L M,:VA=3L.8]C-8I]1P+1S$6T[DC-< PL=#;"?\.41,?]^\W^OCLO\$][A760AS6339M>+XW6=;WKT)7*'U0 M7YIY'&:4IWD*,Z26!SB1FD*
(YU"M#>(P(H+'T]JAI:T"XYER?%,TBH/L85A[G (LUB8D50VR5L M9(]2;BYH^2U"2:!4T(5@2HG$CN6U$[5NS^(;"SLOT@.#2[/P7CSL2'!]X>+. MB=N%CS]Z7!,[>]AR.X>8E#S7Q)BW7+I&]]@[M:,]Z7WB_VVQX!RE<9 0@F"4 M5 LE G.)*8P"C%@0D#! Q))'R4*\0Y6)
V_278LUJ6@5P!::)TDS9E0[);PL M@%V*\SV!!R'=[Q-] S>L$N5Q7XG2VC@Z430\#ESF+G,DV-R\IT?XK/RI P@= MKM5FM,F\K(.);8?K MT"R742@BFT7K>5%C!Y,'I*>SFKM+;SV7TNU6KAV F:U1_-$>0_U<+DMU MBY3KYY?UZHNH]L^)P"B/4Z(6B$D,<<(1S-
(T@B1$><(IPY3DINM%%P5&GO8[ME69 5D]I;[PN5!6-8N5O]^UGL=[O>I5[77N^VM9^#V_7FJB__5,8S((EX/\ M$\IF<8)UF%:NR_1GFK%EIMDM7T3)%K7X;AY].#W/_JAM[*=DYY5:#ZC6ISQ" ML-.H_&VG$V@K-
3*2Y@'=V(BZ179C(&L5X@V!I2/6KV6'Q2DR)WLGY^)6KFH@*NE GA36#W@F2WB_$%BYRQ*N0= 5 %']41F=[G-^=OU$UG6%4H'/7Q51'"GOC&-?[Z55=U2 M018[CKD]3V$64DE2]7Q!'D]=0A?]!9_&ND.=0!$GF,?@[6;\X];)V_H1Z=)G:97 M&-_Z5K^#.[K@@RJ/-
]PENLI,]S;2W"5W0LV Y78N1)Q$#'$8(D0U83_1#4 9 M9!G/1)PG28ZL,NBV"HSM6'>U38N]MNEK0\A#:D(>7NL$UL:41\Y@&_K($2&T M=(=O*\..Z(P:=4HZHQFH-?+H]QRQ\.7B;,5/Z\T2;&\ M6Q7+;9T9R%.4""]4VV%)"'%.).5&;$MZH/5*<7,(A5ST59>9*>
\5=0*5(SH=6] /H=_/*]M '% M\M?6&3?2WX!Q*,AF$*X<*O?BJ="IN.7VACR+>\X7L90(MU)8FY0TFW4[:AZ5VSM?22 3/@Q+PGI\TYICLY'=U"V[4?UH/L=Q46T(?5]OM07% M;LI9XN&9:,#8\(X9]L:H%UR,[V=H_\B33%5C YLY:WZ#*V?]OK!8_;P0];Y6
MFY1D'G$4V14NZIK:J MY9?P7)C XT#S:VZO-]Y? Y3P&;@W#,#&QQKRN+U59]20[Z]!N?GZ)IRM(L M8G&F7E.9Q!'CAF F9 (QHHA+G$:"9;9D5KU21_<1US>/%S>_7;_[> 4N'AZN M'A_ Q.*BD3\%^96RO-Q*L?HD3 MWG%=^?659Q,]O5;
(GZ#T++5F,GDTH=0:5DZQC^ M#+S1$S1ZJ0<#2E5UL>1.63M/Y.=YF?FJR9^"9:++TP/P6.@P"G*>_*(?G2;U MG%YA?.M;_0[ND 74).>_Z73B>R7I RG6?Y#%JS#._YV^?62GI^6 4A @&SV+ M2@W >^-JT2[+#?)[PXVVS.QI@2TCP1X
3XF[;HO<4G9GQIPN6==MU$&:KN=2 MUP1=10Y04@%?DI=B2Q;%?PM=>*X;+*I5UJTF$7@;5.V.;\2AI&%$,92Z.1K. M)(-Y'"(8H#S*\RC(0VG4+MB3/J.G]6HJAZ$+8'4]6BMI=2?6Q8]C>2"C*(M2#&,6QA#S,(<4!1QRRA'*6,A1 M;G6JV5&/D9WG7]X>H5DWNE2';
(#N/&?G%5T!-_.&$\!HYP4KA6"I$3A*46G. MJP;0MEJ@TLN?VQN(BR=WYZK%I&YN(%1OW=O0X=S<6EDJI5E9U)ROUH+72[9X MY4K8G9:U6EYLM^N"OF[+4^&K:F6X53BI09^:SN>[4(2P0#D[O4V9BD#GT3FD M29+ **!1%](DEM3]Z*!?]2;)A?V+G9OS_#,O-
^/@]4EN:7;ZM7:@5H]T-:O M+C=I:0@:%4<)#*<=!SY/K]*S"D45UEFJ>!2E2SC.&3*($XB2CD :2P"!5BV[U>:#^:.)&.Z6,[W; L&? ME4C#A7$W.-TNSIO)=I[*SEICEV-D39?G4 .TO(;Z;>\QNL>>9.(;F=?,7[.+
M!X1!9>,^OYUK3U!&5V56;@;\;7\RV8>LB@F<<8@XBJFP237Q6QQ +D429P* M&:2A53\<(ZDC3]/+U?.S>I]NRD,0&^45=R2B1=,5SJ&/GAF>%L&*3Y3L9G9U M/*22#RH%ZE77K$]!SX#2HKK XW%"*ZM]Q@Z],J+\M$751]@MGI:EBFL4]\RL;4OI:$8
MYT%&.,QB?;@YX@A2D2"8ASG*DB03,C;JBS.ZIB-[]$9O[9/*)UH?03RH*K_Z MIG\NYV+IO#ZLUE*4;*2VGFNTYVGH[7Z&IV3I(;5FL#I75[< !?KM;I$5)4(M]CO_UZ M0_?B6[$QK6@X<>O(_K4E$;P7.E%?+"NG]A4P3&>=L[]_FF&@P7:N]MM6*>6
M[NDP4H==3O4,I\;;K):APYAV'4/796[AU;YKS&_KU69SL;TDZ_5W%>P90",-L=M"[2?MMLBQT XQ6@Z?BH,'3#)1*^XL7S-#P]-+O M$3;IF]O,\+>O7\.[[(_>/^B>?<7V.PKI8[%=]+F. Y+P@$#*8CW76:I61@Q# MQO(TCS"E(C*]&SPU^,BOV%*&7I:@\!?
Z*VBDFY^Y/P*C>V8/-=%N'MM.9W78 M_IP93@?MCP:;[)#].3/:!^S/7N-(M]_:++Z5%W3U1;?D>"<6]Z^?R/IO8EM2 M.V[F((W!-;L[3L"7';3UP]2]BS]=G;[HNLWE#HM;[\=%$<$_I.W MN[F3:].@3,!5P66681Z'L8!QDF809QF!),H3&)*490FA.*=6QYW>"IAPXV,&
M_@F!%[(&7\]B_A>Q!AN=/9B!*-#=TLK_]H\V@+QN/Z_65?X*)>DL28(9SH)R MQ] 8SZ(HG]5Y5NZ?B+IR]?@ZI*)9R&*P>IU]^*G95G>X*.1V]D'9N:/ACP& M.\=3/X&ZN6.]EU*EZ_VYF7/F>/(G1\-/ZCC.&??60YR]SCXL?U_3LGTHU'C/ MVZOU>K6^7*W7HFQ]\V%!GN:
(D3B)(P1Y7!ZFUB$[U_P5-,M%F% DA='&A9FX MD=U$H\"IO@Z@5 ?L]3$/Z U@[_Q_8)C-WFM< %_:F4\)-;LK'9:(Q@,/[F] MP=S4]CK"XB['@T6[XOI;VE>C*"(>B22)8,BH M\@]IQ" 5N7(7.$TP1933Q(C>W8\Z8^]>EIMC]-SFF/NAH6'/P"P6F Y9KSN. MXQP(\H*%K_-
PY29]CB0%^".3@/Y&=6>+_I1+/]3D/7ORXU.UPC^();%:GVS MVHK-7XKMYZ8^5/?&N)51'M=D RHHH]',,&0"4XBI2"!-HPBF,8NY\GLQ"HRR ME^X]C.SHHG_.X_\%*E5 J'UXW0N@!,/NA@QX&3 <1M./ DU% #S.\3?X\ M<"2'ED2";J^7ZE51?N$N5U^$6N-
L]6MF4>B2V-^78]F^C$I(>5BKE*ZOTD'S/#8IQ=M1O;\GXIE\?SZ#%Y; M>H"BF5)LU1P)U:I8- T;_SZWPF3(FNYOE:J@;UNNO-DI1W8]Z=?L"W(=UZL M41'<3PVY15^G*:%W[,U_B.P:Q[E"[*N9E.#94S7G,H7' ?-K+P-:O_6.7D" MN&E\4(C-
!5.27\OESOS$U:X]"&$6&Z'8-O_#ID_;,LWQSDF@99..]!&U(@:UQNBYJ^("9!U>S&,@[#5 MNV @-AUO ->1)_/[TUO>_NA0SFRC4I9[>A>+]G]63R2;WKEHHO1ETP)+D64 M>RD72_Y1?0L6N^O$9LY#E(19&L,(QQAB&D:01F$($YE+08(D26-J13(Z0)FQ
M4^=E$6A1R@-;\@U0L12RV()?1'6@Y%=+UM AN)LES*="T^Z-L-,*5.* DE>E M.@XUFU5;>&7U0:E=ZWKMTKRW M)TN:I&24!BG1YZZ9IFC/D804D0QF+,\%HY1*9E1XY*S!V'YOGY]LI=#!^U>A M:X(R\Q#-#=[^D'=TT.S<6^Z4X,T2ESRZXS?6..8='5JWB-
<98C_1[B!4.F)= MMW$GBW0'F=V.9HDD# >QAB3 M4&16%+,F0D?VWMU$?N!/K0A+#P"P8*?\/A>-Y=AWN][5\>4"931 #%(J8<2*S#P E4"0TR3B/B:"6 MC7OLE;"9*4Y]?"XO'OX-?/AX^Y<'\.'^]A/X</US<7-Y??,;N+A\O/ZC;.5C M23OH +69:QD7/CM'H[E
M#*@T0;0[^ 7K1 HEK^'G4Y@K]0HI6/NF'CR1 X* M3.J7W %ZZZ4&C#3"ADTK9UASH%Q(%5+H8.R#NFL>1RDD90)CR$. L))"11 MT5!")">(T"@E\Z5XT@G(1T\;.#TZ&_'-YJ95^5\5A$GT7(];CCTH>UA M+\<'>"-NZK1/\NT8D4H-J_6;UG%"P#UN]7@$?
LPJGT$/P.\&D"%B0W:"^D3\ M/%M"AF!8[0V9CNG:M;])Q)KM3S :(X:B %+"]7(:(TAX&,"BV+XO-A6==GDZX[]> MBW5Y2&QP?PW5]2/@+17!N]6C117GH(?2'R1/!K6=O]NC?+%' M66L&:M6]"*Q$N:T=N/\!*%O4R4Z%MF.-K(_O]C][]H_U 557;>R@\:>KB_4! MPT%-
K)QCDD ME$B8DS1)LSC&(C2]AS(5./+N42,2/)4RS?V1$5C]SMTW!)8Q:RD=[L7/P Z0 M2@.'+7LC9,P=LF^$W/QN/U)^?*J-M1VNTVB8R3RDC5%M1VAUGV-M*%GK1E^; M.[%N^(L+-L=29#2-4BC#/((XS3#,$T1@%"$AXC@*>2SL=KE.RAE]TMOR-0+
M>,VQQ&H*)]T ^-__F(4H_%= M2;@EV()7C=\3\5D6^MY$D>S)?Q@;"R=7BU. MEU>"AXIVJA3IL?6-B ML[F5:@942^^Y1#%#B5KNTHP3B!F.("%I!ED@PBB2*]1)N,7>CX,*TVSU'&BA M"CA>1I^1GM(3GB:'088BAC^IXB9=^$A E$A,@$#%$:*Z\32$AYK!9.
MZO^B+$R5VY%VD42GO-$CBONKBX_@ZN'QXO'*E3G]%$QFKL*;Z7;.H4V1WNZ" M/DK]%";O;.AGY+U@\C0.\P^SX7>=9/;M+Y;KY@0?/-!J7I==V8KF8\:8D?= M>Y<&'!,HN< 09RJ6H$DH(Y-+@;.&R= CQWJW29ZF[QDAD\]9;D/?3M2> MJ^W[?5U\)6O^^/ST:?
E2Z%?_/I T[/IU=H"1IUTI%SP6S_IK^.GF[KH54)HW M_CIO?O?,\V:YY>*ZPVC/4;21A4[MP,Z/.EE3L%[#VJW!^B]VW2#\)+:?5WS? M(.KA]?F9E/S\.VKJZZ5K35$V!&S.-X281Q'&^L5)0[4@SC#,_M0H9A2)A(8]T%)>9F2V/ONHV^C*ZT!96Z[69;>X5;1-\ME5N?-DI;4QK[?
Y3= M;N>'/A[+O8'_6<_%=I?U!SR?(=NQX+EZ3L7^.6WVSTGNGDC1>D[]3U]K3U5 MPXR"8.\6KR]Y$^\%>X;I>-/8MP#'%>3VLUBW:MCW<8_E*;_^@49<-VG9[7,7 M!^';",?WS(WUM:+]%SCMZLH8@*.5EOF=0UEZK[YMQ7*CYL]C6#_/&0M4U!8Q M&$DI5#
7]&!.,_'F>89I2#@-S>G6.^2,O#S;R0*Z5;$KD>LA,OVQD2=[[6;U M$=G]WO9';[:.[TM,Z8^")>-80BP%LLB'F_>B;%QX$N2.4PDP0ISQ.@-(\3EJ>AB>X3CB%0K>7&6B;9;Q@;I;Q!.HPH"L&4+>UWO_JM_V[_]2(MDTRD#E.:R=-UB6,S2?)2;,FB/#?)BZV*!S;7R_+$
'_WNKU9;?]3;.](P>X:&,8,"3.,U)*@5C5DTF#06/G7=E;/VJUH2L4@>(ECZZ M#FKQRDN2"D 8T\?O-GI#A.CSQOJ8'JGOKL\]6FZ2&&-OMA08 U&["5YK -HJ M@$8'0%^WFJ8,?!=;H/7PV%K2TG)?+2=-Q4[;BM(2C*,6E;;W.^S2/#UM[Y:; MY07_Z^;A"[O<;.OB?]--
FC/WC^TKGI[69?4EN*N#0*7 :Y5&V('L?Y2,_%T MPRN+'9MS4!ALV'A P7*_QAB _M,A=CLW/::Z;=R<&W2Z?9L>LPZV;?]NM5^V M/Y#EOQ-6++>K2Z&9!^MO'DDB'3IC2!@5NIUT#BF.,HB$BIKSG(74[$U_7L3(
M\U0)!;544(DU7[2>P:1_K3[<4KNY>&RDPXFL,]::K\Z'6^VV,'>QWFI1WFU8 MQWK\S(V3+<6[%6^OPGNN=*Z.?!'K[?<[];BV%TNND^XO^OG>K18%^[XO2$ D MC",]&0Q9KM83:2]4OT$41HAA&]<\C:/8KO[95/3H>[CE"[.HVI>FAEX+U[6 M@E4$$.7:P;
[9AS7&9NN&,7"S\V6-!C-0ZE#"L]-"?5C] ?ZL_QVENMH6!'\5 MEV9BIRZ\M +C1/VEW?V^-]'V4T BFN$HCF#*"($8ZW),)'.(*$V30/V!E^IQ;Y0KYN6QQK^N5 P(OBAE=:[\G2W M'>9FCF4\)*W#DM9QCW,58+.#CXH[H>#K#+F=\&D/ESL!^O'8(*NF5.:#C,
[)]79PV%6;L6PMYT/9Q4#V^W2XVEU/_B,_MW_#!1)F?I16$!7 632)L1O49B=VL#N*.Z@]"U'4*),C2#,4I5(%7KO-!"20" MZWR0Q(@RE(O$])?8 !W&KB$[&T"\T0HT:EF6?PR!?TADY@U4.\|W!IZ>HC0C M1$8-U;HU^ GB-2.(S((VLZ'<7%G#2"2X;CVN?&7I-B_6:_5-
+'D5WWW?7U(? M8"Q/6%6]]JO<-N4"^/$S6=Z^E"%EQ55VO;P3ZV+%YR(B-,%5.V>-='['5CM'51QC(E^X!:QA;;347/]#[3 M/&4E/]G&D]!LLB><4,EQ'!*8D"S43YA"&D0!S+.U>K#4#[1M "TC=!.G]G6U(:"T9-8D3%K&@"IKNU7F M@-
]>64,GJIY]99._=_/43\'3"WTRM2>-]9^&&]#A\GE.W;>*V.9K4)67?34 M- 2]7K*U9DC0A"8/KW13\(*LO]>:U00G<\R%"&(:P(2%%.*01Y D.(51G".9 M!S3+,VX30;BK,G),<*FU.DQI+P]T5>!T71W$S^R Z@4 M EW]"_7"]M0*E&I9IH$=0>_V%N-#Z;+M]?.AZ*_3YC
TA_36M$*U4FV:5IKG M(1G0///$H#]-N\SS!MLTR.P8Q2U6>_>Z*99BLU$K:5HLRZ_8IBKMG)-$$"+# M"*9)3"#.,PHI3D)(J10DHBG*$+%+;R]N;A M]N/U^XO'J_?@WV>OU>=_J#_^?F];AFT!\)"M^6F+LL_MR&_*$QW_7M:9_E'7 MF8Y?
KVV/R*@[\C^^>ML>$+/]]Q%]N>_%%[%\%9LY3=,,H2R#,HI2B!-*84Y0 M!#.1IR+)A<@RJVWQ9N"1%WF/NCDM:(39-L2H;<]Y@HE:\$*UYE7+X%!SU] (M0Y:E$8UYFB:)=8L0>^O=NH$,LYRCF/
XD1!QQM539PAFNO0U(!EFD@H:X=#+Y%!G;VU+ZF$G[E!R:,QQ,Y(W M?Q_:3NABR=M=C%H'2Z_50K @"WT]59^5"_=>48D"4F]*RI%"+$(8TAHSB!B M29IC&2-L[T,<]!C=X7PLZ7C4?]?/+^O5%YLFTL, -IVD(X-F-Z,?KB[!_LL M^.M"S *89C-#I:W>H^<+
NQF;6YCHOEP47E*>9V?]26,?]^TIR*#D2MGK5% M8W1#<@#4>Y0\BR&&*O_HPC'D',:Q 2S($PB%2?T! A&LNRB!LMPX;?UZE5-I]KCRJ(1 M:9ZH]D>J/[OO!X&!#5B4])HP733-6#Z. 8=YFMXK+&Y9^8'P6*7@CE.M>_<'-6B;?8)(9A%&F MUX62*Z_'
@]#',D@S4@]B145XT!]1EY*/SS>7OX'?'?Q7-Y^NKNZ>;AX MO+Z]L0ONAF)N%N9-B*1EP'>]3+=5R3M.!LX3')"M:':3!]X>8+N;0CG:UC[M8.[B\=/=>O6T)L\UR5B88X(SCE6P%]J5*57+4Z*9&(CZE>>$Q8$THF<^-?C(M+DF)]4\]Z#D"(#^D&R(67;^H661
XWVD]_7"TW!2]#K-7R4;V#-E)H=MEY)M(4!2R' M :<K@_4[]_;->X-VMBXZJZ6$8 MFL4I8R!CZ7"T!J"EP@P<* %:6O@+2&SM]A1Y&(N=-,2P!>-M+&%]OYW[X**8 M7RVW:KEUP?E:%SFH'V_7CZNOR[D,DY2G,H."R5RW=D"0A"R $9&1B,) !HF1
MI^B0,;)3]*2"6]SZ\NO?5FN@19NYABY\NKV)ZOM)KR3P<83W,"D#HYH=78D$]7]&9.FES]0!!]==GL$] PS/;YW]WVP'YSX'K92@]+-2.N MU27%6O]I'G,2I5$4P10GZL7.P@1FC"$H8Y1D E&>2SY_*8_]/6S)VB!=ZTDS
MFZ_[6_V,O_GOR*),V)$MH.*I6"YU,+"2X*7[N.MH3X-S09-4*/BE[HLC:0)S MDL80L4"RB'$6ADG]-*Z6_"=^%HUV+D]"+/F/? ;]:[\?@.HD>XC7!WN(,U#] M"_8*_X#Y8,YV/OTS<:1'G_C9V%&K^T6QBXO=DZ3IR-O]0G/]NYY:/\'P4[P
MDFF:NL>O]SFG040SD4.".8(X%@&DN28'PRE'28PI"K.F'NS1S[FP\]HXU(\] M.M$@)OY.*G5@V_\]&ADJK[2'+;5F!YR'H-:LYCY4RDV"KK_S8'Y0'G(N;!RT MO9X0ZP=IP$FQCL%_FA-C_0#8G!PS&,TQ)[PHG[/@IVE9:EES+ E+,),P9ED$ M-<$)S"/!(0N27*8DBZ+ +B-
L)';DU$]5&UQRF$%:[LBR-L%2W4O0,C]LAF>: M1C)F:0BC6.C3>4D"218PR-,\#HCZ2TXM3^?Y1]2I_//A1Z!IF&OWCI#E.JU[MZW_6N&J/678KBWWEV,V$3IMAMP+B*+]N=[=]0'Z]5%-%/))O]5#OQ%+(8]OI ME8KE:[%\J@NA5DO](GA52V69IS&A*
((BY)]D,LQU.]@8ADF6I2Q.<^5@=G&X M=G/]<;BU$B[A]TX5\U11I08@+R^+@I4-7[;1)]AN91 M^:A8N@7C8V!]%80[8](1>]N/.5G([6QN.])V'\2QQE2-OM0OC#U5GN[&=?7\ MLEA]%[JY!5L+_2E9?V]?5$^0+$DYR5("&8]"B!DG,)-1 J5NHQ6$81S9'NH> MIM#H
625!?L.>*5FZ=8;%<"+NM2RW'08_&:1Y720VCG]6B_0EEEV]E.Q9]T; M.%#N\$I?KLHO3+Z*4(_\=^+MB_S[[+'YZ O!CS?^'<("??233T8"?5\$Q1;X6Y 09Y_>Y MS%D0L!3#5$8!Q!F+("$BATDF91*G>18(VR3N&5&C1]U:<%F&4PL$1)>3=I7\ MVD%%,\2$0
G,LC!64)$0TEPM.:!"+8RYP$B3(;O_ U NYTUJF$XP!AN>BNU% MRC"7[<%^NY=18_H)EF /)UY-[?*5HSXG9MJL=(^Q1WGHONOM_)M@?/[^"]+KVN^N=GJS[]N[N6";94W?=PNM*]6_O7RRYK_ MY[H^8V0P;3V)&GEV[W].ZG+H*DRZ(FM=);I1<57!@=Y.KP*J\DVT
;B0=@F-5?K2OEG=87>O37S&+X>4[=C^0%/R#*7,?'# MZ3]]9^S0?'XH"U=Y Z M]>X_G9S;<]68PRBV;)]#&#L7&6M M054RT^@ OBHE0*/%2!PTMK;[I2+M%_LC]$J-P3A#96I^O_V1[_?UV^5#L6%D MH9=$']0GFWE.PI3' 8,TU^00H8I2,Q1+*$6@)UR!A[G5]+!978
M:KE7"C8_\'T.G6X_X,EFRY6SO;E6Q[U[#'(Z[GUNS,F.>_<8U3[NW7>IV^N[MH7Q2"]"[]8H)P3=ZMK>R?V2]7:HO_^?BI=6!76SGE(:$T)C#.$ARB!.D)FB< MQS!.9DP:6PR&ZVVP M,7Q Q]XW)8_&7PHNKI?]B_A<$^3M(I^K;^KEOR2+)NKY6"S%]58\;^98XDBY M/
)#&N9Z9Q9#*C"&L0I94IPC)LL]WHK,G(DT+4]G&[W)2PWY%G4 M;2LQH9G@*(=9B@G$$7=U?/%[?_;N[O7/ MC]>FK?2ZL>G?/O)BL=T4W3/Y[V4Z\.V>M]]AK\$0ZX?V,]BWO?]GS^T+SEEE MTK;@Z-[IVQ6<4_]DFX*S%SLP_I&%N)7E:?]]OE73>!)6A2=[BO
Y#V(>2\1@ MS'2;WRS*84Y3 =,X3 4)4ADGN:GG,90YMA^JZM/WLL&Z$@Z8EFY!2V8(8;^# M&@$8.W>E%0"W$I0]S.KRIY86H%:C[/$T D06S&S^H7)D7O,#F1VAFIWQ781I MAB--1XAF9]H!X9GEK3Y65+\O2<68([@^QZ8/K-VMQ7/Q^JSSLFF:AR%12RN.
M=+>]4(=K"8H@#[)8N5 4AH%+AMQ"A6ERXBT5%);%4Z$S&L5F\RH KU4:LA3K M!MEE=38<,S\+MC9PC2(Z#UZ]\]OG]+8#!*.L[+HE_\#%GA$DW>L_LR$&42F6 M13V;?77>Q9*WBGD^O.IFVR=HO.81H1QSEL.$1)B0AG,D.XPG(6,9DQ%=%S,
MMV8<+L/5L0KN[-E<:OZZ1@C%X4-HU>4"63T$TGX(-2N:IT6W M/]#,R!E=A?P(DL:!@)PA:QPZJENL>Y(MLE+E#%'D!W7M/$\I93G',&.:O#?* M4Y@SDL"0QS(+\ES(W&IOP4V-D=,'ZON:VP6UCFB:Q;?C8^3RXC@FD"U5]B@(MRT-
2;>5]]EBMF+^H=Q@PG@)@1R4FC86' ?4V+!XXFGL9Z5W3*>*]6LS.4\1# MP4,)XSA,((Y5T)N31.B>@PAAFH92I+9%I <2QM[?;&H]*Z% 205:K'T!Z2$N MW4[%B[662V-;0YU*1T\:,ZAP]'#$R=F52=U4G=<&? M6])E,<%YC,S>YUXL=TC^FQIMS\[39Y
O+IVS7ZS2$HU[V@ MV)=3&UK]JVJZ3]RTQ=&&QA_50)O>Y^8--,O5O8H FI;<61H$*,JA6]BKE3KA M"21A0B'5OH!'29()Y7ZX? CSW0M#-P;!\-G(#";M>Z&V:4&Z;? T M^]X,/NE<.VW8VYEUYBJW>?11]*6LV!7D?!1]\"8A]]TYQ_#^5*GEVDU$8PS- MIN@8R-A-
WD]#&=B7NY5*S'9;)-]GN]< %261D+^);6NYIREO+'929V +QELW M87W_S\9+K (]?31*\)O7\@67,X(I4VMRD],(X@Q3F$51"#DB69Q1'&5Q;-Z+ M=W+];::K<\?>V]?M9DN67,_9TUU[?T;2XK=/6A*2B##*=)\6!K$(4DCB1#UI M1C(9$(2XQ*9]?O\.GK-U-^ W3_F@(_#?
P_,US!S]C$_,,A,U&2'USB3U8VG4 MWP,=]9GG\-.34;_5^W\(%?69QS$=$?4Y!>S+S.X)+UXW=PO!G\2M; 37F:$; MLOG\I5@LQ./-K90%$^]>BX5VIO5*.A$L#M)MU]-*1PZ+YY//=3RP2UT';,N?',SF!FHA,/ M<\>PD]$K]YO69DTVN-HU5ZLBJO?
B9;4IMKM,SCS6)Z:S7"V1]4;1(!7 ,?M\ M]L\<:H<]WA*FIV1,G!WM,/,X%=IUL=MD_$34][P@BWNA-58C+I_*.5Y'4H*& M-$58P$1*O9!(",Q9%]K51$!1%(=)3]PV)+O%C3X]G\]41$MX]>]PFZ8]D)G- M5W] 6*9R=AB\Z*K/Y=/L" Y=#:1?-.]M]LIDCG'),^Y3*$0NH@W
MC]1+.^4Y#((T#W@L@BP,S/H]&LLTFA!#NB'NVXQL*S4 43]6B@#6SGEN5T!4 MK3)M:.7-D.U/$?A#:V WEL<]3+4&!ZEAW\B8+^F](^2V=C?^0GDZ V9E=L=B MW&RH.]WM-,":N>%ZR1@I5R+?W%W<_&3/ :KEX_U#K>$!Z$3/;Z\ =(^]WB<537'B\-!?,%W91=(.:!
MB!F6*@H7&0X@IA&%61)&, I#RE 4T22RHCX^%C'V/EZ+7OS/1];E*9\3N)@M MQX=9:[F?9F>H0\.5<[9X:ZUR)&#B)BKG##QNEW+V2ON([^9>N<$/:[+\F[K@ MX\?+.M\33R=;U6XN8BS7@: M) *]5036"?\09H$^G"R8Y$E$XH0:L798R!S9S=0:-
#Q@E)5:5<*S$"M@L]#R<;V>CN7W"]QXJ/)QA 1Y#S&,*LS3+H8CR5,@XBA)[%I^W0D9V #M^ MF[W<>D_[+:LN=.WN#G2A]SEDTB-7G:-#)B7W.F76*V^?LM0X\ MLV+764(&+$C3((0\UEM&+ TAB<(8"LQQ$.4YQZE1*<[AL"-/,R4(%$NV>K;A
M&Q46/43<++&;.EJ&0[Z@98<%_ZF3/8X\ID9VV3&1'JG?Q2@]IF_P<:S@ EJ3Y_KK@.(@HD&4P"!.=;.O/()$,@89 M2E H,Z*";:/WIY&T\1?L]*:HVBL :@W,)TL_:/V^P"L4=BZB$P4'W]$/A[E+ M\0]+FZ?IA]?
2PH\#,C:VPR_UCS&9NS(VI^W%S&^R=VZ/G^M^:LW74&I"E4Q" MFE#-+4Q2F*<$Z2V0.$ <(Q)DI]LS=AC%Z1\%] 29SXMWUK?[Y,&V&3G@?;F M.+B;HZ=][%P&V.?F2FSLM/(<9RSI\!-O[YC,*YQ1M>T#SEWBT)',]9ST!U*L M_R"+5TTS_/I<'8TNO=
(IL25S(@EAB'.8DSB!&.83MO6"H#>A@KWM6,%> $8P70BH-2<]!2 MO0YBWOT,3\VB.=L/?WJ.O=Q^X%.T:P W*L!=_>+&$3Q=>[E1@3OH1C>N)+OW MZF:]G>O6Q+?R$_GK:MUT&:_[6P\F6OWJC&WU-BE&%G2M1VF!FAMA:G?]FGU[K$GF?A&
MYC5SU^QB^\VMJ^6VV'ZO-\EVIR$?U!OJ=3./LC275%!(1)RJ5:V(8!;)%*(P MS0,BB,2YT6'T/D$C3\)*=+-INS_S"2KIYCM=G6#U[W;Y@L!N8KI:;[7M96*: MT]97Y\"3;7^9F-?> C.ZWN&PE92";8LOXKK<2WHDWS1S\.[X:_DJ5Q]>/[\0 MMKV5#8U*LR'^;K7ZV^-
*7?!8/"MUWA=J.*4@$YL[H;X[R^T\XR23L0Q@$B0< M8LY22+,PA"2+L$02BR0RSLB/K>S8>3'R#12E;HOJ.'0:A7(4*6@+C?;J@NW MI8Z [Y6T.$\T]D/M7];^3(_*TKDUFH-*=7T(MR(J/]1^5OZA,D"WQ6Y, !>[MVAYM!7A: 2.0$/3;9.WTW,GA4Q\@J[+ MT.-3=)U7VX?
S^PZ4K::Y\QAQPA(>0493I'>$9QW6!SW8(Q2[.M J9.DSJB MG-/W31::=*K=CB>Z+W0+ LI*]POV7Z]%56];YXG32" >A1+*6)]280+#+!<2 M)B5D64HMCJO,H,2.[DU(H:$FU3*7W8&3VEA]NN9U?<3#:^BW?;9.GM_P9 M(9.^Y;L-??N6[[G:@4Q.T.V>)?]R]44LB?
[W^46]'I4!'XIO@E]^)NLGH?^X M)D^Z'UBQFN.,J1 ^$9 BIJDLD.Z"AT.8Y+I?;1+%)&:F@8"K$B-/[D]UIRZI MQ0-6R@>L5@#HHW\K"P8U5Z#[PXHIX+/S$%]C5AN1&6B4 GNM9]#4"U2*@48S M<#\1KA9D=1/@Z\A?-QK.=K1V
P'J8KIS'7HZ\KN!QA_PX0T=RX$P1;U/GO4. MT'^77[VZAW+=).5BR>^%3G&PK>#E'^9)I#Q\G@F84I1"G.E:XD#$D"%"\Y3* M(R--V$L98^]$5L21D&V()M-(0LU939:*]1ER=(!O6A](KE<-NH\CURMI2BV MKVN;Y94M\OTO@A'QM//_.MG5UD3GN]MRKE]9,N&]5Z?
ZXWC06="_C >A(R^, M7RCM&&/P]]G_=GUY^X<::;7^?BET2O_C77,F M(&=ABE,&(Z1YKL*0Z>0(-T$!.F:(2F()('9OH,W?)RV'<9#]/\=X\5]N[?) M:7,=3M!TS!OC%X07^]U>!:XX6/G\7OLZO/OY>R?SX[W]MSUV_\7V%<.?U!O@ M2<7EFD!T<[OK5ABK*3- KRB*
<\,"TG=E-A9*_>(M2< 2U=Q\V-?/"GUL"B_-@1Y6[W M-@UV=KYO$&Q6M+(JZ&' M$ND!X[D/[M;]L(2_*-H)\8$8V&, M0PD%1PSB*$@A#7D$>802G :(\Y#ZRNR>4F!D1U2+! O13N2"7UZJBA?#1M;. MZ Y/YP[%;(Q4;@-
JHY3O+.Y)*/UE<(=".F;VUA):KXG;+EP&)&U/#OO3)&R[MC+9)UG:.XUI/=Y!"^'U9;#?W#[\W97494NY9)C!,4*A;E2"8\+M)0"M58S78H\-IP6Q%=CP^H6FXT$ MKQU-UA!HNJBSG,:=CDYKB-D'%%N#!G*+T"Y7R\UJ4?#RV_;P2C<%+\A:2;A= MERZ M/FUVT
^MK25HU)R!2E'P9_WOH_BV!>_49/V;QXC4*Y:>(E<_.DT:X7J%\6TD M['=P-_=ZO63KJL%Z]>_ULHS*/Z\6:HQ-5<%SKSS(A]5:T\+,>101&F(".6+* MD69!#FD>QU!01G(5,8<"61696\H?V64VVH!?&GU^!<42M%7Z/Z!N@/BG5@O4 M>EE6I]NB;N8_1\32SE.. *.U
W0$PY.KLY4^]5-SA..M^W(=QLY1"<;G5]\$ M>]6'/B^5_WM:K:N]1P,O<_;FL2L?&YF@$?HO9@[BO+7=+L"+H7:3_-A&;[NG MO=9T<,NH>^L)]NN0FGEY?L1)9EZO0DS>//"MTQI\LOX-&,JA% RW;?!Z=MKM_'@TVV799X6*MU5S]M,AI+IT>
M<;*YU&E0>RYU7WAN+K51_ZA^^K__T'RB_D]7K__??_C_4$L#!!0 (,>" M1EKJ+ ,R?1P! "L)#0 4 8W5Z+3(P,C0Q,C,Q7W!R92YX;6SDO5ES6\ER M/_CN3]%SYW7R=NV+P_8_*(I2PV:3-$GUM><%4:L$&P1D %1+]]-/U@$7D 2I M0Z" <^AQA'75$G4JEU]E969E9?
[3__E^-?]E6YK-1]/)/_^%_I7\Y9_O)^&ZZLT6?QR.$MND>(O?XX6 M7WY9?$F__&TZ^^_1-_?+V=@M\G1V!? OS3\]G'[],1M]_K+XA1$F;W_L]F]G M_^A\<-9;#99;"X*&#":9 %YH(9*A5/'P_WS^1QFC=BHZX"D($-X[L,9P")%8 MEF-TWI+FH^/1Y+__L?SBW3S]@NQ-
YLU__O-?OBP67__QUU___///OW[WL_%? MI[//OS)"^*^W/_V7FQ___N3G_^3-3U-K[:_-W]][Z'RT[@?QL_37__C]^")\ M25<.1I/YPDU"66_^^L=Y\X?'T^_6C=1_2M;T7VZFH/J5Y5[,$L_#*=Q31#.W*[G)N%)TI^B.";G_CUJYOA
MAR!\&8WC[;_.L^E5#5TMIA4DMU0+DON77Y#KG&:S%(^76GF6N8:S!5K7U/QD M#8T?3";7;GR>ODYGBV%F,OM_'/A$/0K!9;#>&(C9)N8D#6@QJVA^==56"&#] M1\#&DNP)$L[2;#2-1Y/X'@_BH7,<":8&F#0A50&XZ')"=4)&&9-=%6@<*# M95MA@?@M4Q
M&^V5D$QL=Y8]LW(K2(C^0J**1'MB(BYG;C(?%=G?F+FD-=/962#4HIG+PH"/ M)@+AZ$#3H*GCE5R%1RNW0H7L+RJJ2+1C5!Q-%J/%CP^C<3JYOO)I-I1)<&.# M D4CNC_$)'!2X\G'?%2,:T/]=N[#XQ5;H4#U%P5;2; 7VC]/GT=%")/%B;M*
M0Q.T"RI@U!AT0$&@8;,A&\#?..ZE2'9+!W+=JJU0H/N.@BTDV0LD#"9A.D,3 MU@C^ N6?#J?7D\7LQ^$TIB%-DMDH//H\P8*0(@#ZQ Y4$ FEH[TDK (P7B2B M%4Y,WW%23\Z]@,VE^SZ(*+Y1'BWS5S>6D'!F/>,)O'7H,[,20"D608FL2,Y* M.),K .:9Y5M!Q?
8=*C5DVPN0',2(*IC?_,_Q:)+HD D1,Z,:8:3MHT ;*#Q')JS"DY1D MP53(BNX&&:P=,GJSJ[G/XY&0;.$-J, 1,167 J8.AM& 07 M!)H\FRFO<:0\6;@=*GJK=X.'3W.>583;9\@/'N<_*XFUZ[QXX6&67$.W#5+3Q"/(M8 2(R"P8G2EP)E-
A!FJW':Y\)75V@&@QZG.C477LMW.Y&]/&[=3?X\3F5B+L6/V7 M,U>*UBY^7/GI>.A5%B1S XHTU6+.@?/9@;:<)F:\|VR[].6#Y=HIOL>9RLV% MUY--?_0]?'&3SZE)Q?/LJ4DQ >4FHQ1\PC/+.Y#I]!K*&<'N!DC^FXVM4P*RYRIW-A]YJ0ZR7X)RSA0$\ MYTAR8)..%-
U=:DB-A,*C9=NAHO?9QVV$V0LTW%3\+ LZRC&(2KB>#VD6%,,? M"4)3@GRP!%XZ#9QJ*Z1B3 E9 13K5V^'C=[G("N(MA<0&4SP:RB.T;?TWBW< M#5M#JP*QUGI0N5S,$>3(./2/F:/.$(*>DB$5(+)^]780Z7TBLH)H>P&1QOH=
MND7Z/)W]&&8\]+B)$F)P'H1#;]HHAN>B5L+;E$S>\BG!FD7; :+WJIR>K"78CO$Q"'EVP^#XT-*02> M03N70+!:OGUVZ'CAYG+RN)M2>E^Q]&DXO%U>)H-IO. M#J=(1+CC)J4@62@1E3,8;EMEP<7$(*L81':)ARVOOW].0SNP]#CC65G,O3AQ M+KZD\?C6'I*4I.+2
P_*@1"N5 (Q!D'96+SI&&B- M[5-=N!HL2#_.#;,W<>#") MZ?N_I1]#EW/0-I?;0QM 9"/ ">E VI1(BDD[OET5SMIEVR&D]\G1;839,1H. M$-^Q<;&+,YVE(\1S"BPG 8(CS49R#Y12I4OYH.9J*Q0\6*Z=]GN<"=U<>#TY M3>Z?SW_
/YD/.2+4:IHARER>1Y*$!R+:,I&5R(EFZN1V^?!G%FZ'A![G0FL(MM%>86+;:6#+A@PS4$0\833,0Q!DT9]0#H9I8*PEU>;O[LV>7;H>+'N="ZPBU M&C+^Z=S))^HV)GN9PBU[E"$SP\<+ MW$$GF\2DLQ;P%PG",P8N"@TAJQ"=RR9&\Q/9O/3]K0[_91[VPVAV-
8A#SB4A M+#,@GD4H3Q8QA,[HR(I(7% Y!+M=T/E@N6XZE%73U ,W8&,Q=NW\+0EO:@C1 MG$D=F0,2@D'FT3*9*!+:(T%\H%DGLJ7K=[]8-[W)=JG[5XNP'YH_ONEN.:3: M(]_>@V &S[>4.'@;"<24&
^9"*ZWRT,_6K";CF2[1,!&HNS]P7XXGY"VHGG+,_]Z#I^=^SILGF86%^\T?QA-<+$1 M^GG39?.I.VPYPU@4)H-6/H&(M!P'*8/C5">3#6+LI5KW[.:^ <#-HLL]EL:+ M^>V?W&^VU]"UJ06Y7>-@/D>QWG')H]$D< .EU /AKQ6430,ZXTY("K'/:W/Y MD()N?(J=
(>'6RE00]\:&!H,@/]WRP+FE_SRY\5&Y\$^#R;Q)=X7'L<<.9X($J&K2+VG)="TP/:>@6-3M1]1,X;2'U M7N#F??J6QM.O13B#"3(22C4C8QDCMI*];U[,6"_>(Z>G0Q<)O:1R'(EO"' W 26(H"\W!$CSE5: N>"T8 M=6W2/;??ZR90VH?N-Y9:+^S%3R0S-$E9ES/RXF7)!:
5M,)RD)+EY!/&@/JE M%KX[\&&ZZ?B\WU.HGDXVC\RG>!)6@=BAFW\YF,3R/T?_AF MLQ^CR>_W/@Z#1//PNO (">!)ZT0% S7%B2G21@>.#,O]8;=!&BM".OVT*KH M*M=70^>'U?WVF \F][OF??)%5%YQW C@:,PH*H*B*I65448F$Q4VW%>7OW!^
MO;!$MT=:!634%&&'>> [B8106MW.$>0GTT6:GZ>0$.9^G(K1U#*%Z"@';2A: M9?P]>O)6EP;:/H<V'N H?OCZI>]!S8*HYZCI9L#!#M!32>]@$XY M5!<_?D^++].X8E6'B'YT!%$P!,]0$$EF,%(&(.62+5]+?UD;-\^0TLT\A!V MIH:H>X"8
4I_\GF$>%_*!D$_F(3Q=:GI_CB=QC]'X_&02&&4-:R)&4K"(PH M54B@F'4AT4"(?ZF@=1/XM*&KFZD*.\!2=27T %BGBR]IMF1G2*U&\I];F1C* M97X$7P;(<")BX(H[XFN;GY7ENQFJ]L .8;"K2']#AAFI)$K?)1K#6X'$:I 4K M5+G4#XRCFZ_9BV_!-[_5[&9:PBX\W=<+L@?
IE^.1\Z/QJ%QGW$M!*.5LBI!M M.2C++UYKA#%S.B.6 R6Z,A;6D-%M:F7GU]S;"KX7^>'CZ>3S99I=-0F!H'E(M)"8P)&@0E*4RCHX -RJ;B'O'O]CB=B/8K*S*?[?WCUNI\#(]-)=L+7-Q&_6?N M1PG8,/C'/YE=(R7W8KIIKM0D!B;AIM.2(%Y'[1F@M62XH[A :3$-U!@5!4V1
MII>>]6V3AWDMK=W:I]IXVXO&>N#N'$XGC;#^-EI\,;R>+Z97:7;+XH^AD^C! M6\TAX'%?'D 0<-YK<);D*&QY85_;"WJ1H&Z3R+4Q5D_V'0)IF1:_C0I71#1D MI0LMD2@0;E$TTGGP21H@.2DOLZ+1_*QX]-F/=YL/K@6$.K+K@15IXKU5^H61
M3I@@0".A&#A@S&!%"$"M)2[IB!)YJ3_GQG'T:R&RLZ1O;5NQE81[@)!5T@TS M/A,G@/K,00A>RCZ(*.\$V/.ZER]TO.UN-A97K>Z7[RA7'L0:I.YQ]1#=G$IPC H(E":>G<.HLGI]P_/D=.MV[#ST MKJ6('IB9IN7+E^D8-3)?WGO"31K>>]9@-S=F(VI:]+@?
=^DD[1VZ'ZNXE MV.\X29[K2+@L4XN;3MX,Y1D4F&!<0(_!:EH[;_\-5T_T.D.(S^%ZT8*ZT5* M:Z7%UK(6+A-&-".FM':-($@IYO4] C$A49,M\;'VU=EC&OH&M,VTN^9TWEC0 M/;!2!S$V!A]-OQO%P>30?1VA"[G"UI I%(34]QA&43PR)%#!U@REYPTLO08
MKYWE_"E57=^W[1,E971 WA=SI*;7\]^-,0O^5AN$Q*8X]X8\)2BH8X>-XQ* MI3+3.YV"XUS5]MV>HZ7K^&$G4*HB^<#R"X!-$F?RTOORYKUL-=7U^/RT?>C M^=(A0 7-!Y.C[^5ATFE>UKI,K]]01N^D\AH2P1A;Y#+CW5("43%O!?'.DI<:
M9FUX*].6O*Y]_MT8KAVIIY< ;))]I'*=/I3;T2A%F M4P+M2Z99Q@#&>P>$4.NHH9ZHVG4,3ZGH-FN[(RQM*>P>Y'!_'TVFL]M!41@F M#Y51W",+I?B\Y L9 1H(EDXB6M. MBQ"(3XE(H,*BR.X MLT8;7]}B%-SX(3O;=85[^.$]M8A[@9N]]HNSQHB (2LQM+R4")_N)
<:-*R&]0E5C.LW[109&F,,XTO3!D5 E'X-QN ^]4(E+UD@ M.M46Q09D=GW?4!E3K^FL44-QO7 Q5U+?: 9.9XU48Y/)/$NS9GK,,'+*- L& MF,GQI]:7*@M1!)6H88&)E_JD;GFU]1Q97<PA!(B-!E:;D(H"U3!&IM9"B=FO69TCI^DYBWVC:0 $]2/Z^ M.#9-
22L]TQH4\\B+$@]<<0'0R%+FF2>N>A)EZTEU'<>9-1&U]2IZ *LU-\5+ MGH941L4H\6 QZ 8A*0?G] *97=PO>MV?4(3+-,\2FS9TR#EP2!$RP MA@A*A8^UH_%G2-G^0N'F@YVI,YE)D4[OP M["$%W680:NC[::9^8PEW>%3-9XOAV6P:K\,"(\TT^S8*Z>#[:#Y,E!C'A 4=
M>4+Z/0$7A(!D""Y/,\WM^ICA BOHP/^Z1\9S:_:# D>MYQQC6%AR72%@$Y8(L@$)]+D9!6WK4KLVR'C*0'=P*..3I\" M9$L!=_P ^G$G_-_3E4^SH:2"1ID9F(RNFA F@?4Y 4DBH UUWH?\$]?C^:]W MKO]M53:M*K^.$? AW5&M5/ B9P(ZA'*[781 B4-QI,"B9\
(9WT+K]U_L)M&[M&TUO**<>1+$WLK@715/^=\,+S\2E[!405I],.X:\"*4@4E]FS3-A;.U^N2_1 MTTWRMCYBJLN^!SBZV=E9 M&')'14^NDS9W-RL)N <0.4_?TN1ZI4. =4)D[S @RY&6HA(.GIL(SC-#.2$I M/#Y2*ER'/Z2A)]'(ACI]5SR\%0)6^XP0A=R%)OY$4"
(Z,!E5+@ MTCD57IS@N@TTNIYPM8T.GP'$]\39 TMQ.)TW9^W1]ZI,E\11HA9T\AQ=XA2 M;"E1#CY(9,;)&)V)B8?:F?7G:.G)P5+'"'\L2.'D-)>FS:O.VL5T'(=9 M"LE5]%#J(4%$Z_<%A(92I0E[Y)QM6W*\]1T:V7JZ'L-B"](OO.DQ^C*7^.7 M[H0S=,)Q4OI1,5>:'S)?K*\E8
1+UG!"K6T3^C[]BVDFDGT-E&R+U R6H%,OY^G!IUX":X*F^#_KZL3!8)R6,EFV!*,X(@%7@: M$CACE,!))5*]64;NKJM8]H)GJJKHP>!5F->3Z:3Z;("8_+Y=K-(KS"PE S* MG"400F,P05R X ,E,E&NJI?%/4=+MQ5,NSO5MA5[#^#S6#A#Q6+RE%CP:$R+ M4 +*

P]FKKT/D6:BJ@\H?TQ#MT.)=A98;2SF'CSXO.|?\0$%]MS@+DL"MXE' MR,SB^6S*&QN=RG6*MD%'9G6J/:"\%6$]>3)0)]%37Q4=A^L?W6ARR|ZG\CKZ MKL+P7Z>CR>(/Y.>ZE(-RZ:7&_T-WKW$!"0=OF :NM*6:.]O,HY[_:V/XELOU MY&' =IC9E7A[<'#=LG4Z>3^:?
[TI2#[-*[-O1_/0= R^3O&^/'68K-2!: >1 M&EIN>S4X125DQQP)SC&O:I>,;DAJ3QX2U+%:^U!7+T*^PNB\<)]0UZ/OQ36\ M'LV_+"OHFR%!-!AT&ZB&5(H!T$-$J\RS1TN=+!'$1BEW@< 7B>K)&X-Z6*NG M@A[8NK/9-(\6A:.A3)&;TA@B*RU!9&_
VT0@L&22<,YY7CMO>;]ZMXYY991L M*-0>..-W#04+|:W:RU!%5281HU!N- @K+7]#OBEV2F6:CW:^=M?M5Q/9[8S1 MRN#:K8]V[0U9'X5#QH*V:#>!>X=$.Z?!$!)!*6$8$3Z]ZIV2'Q#0[7327:+G M5:+M@74ZC\;7:*:&/#&MN*(@DX\@%,+?T9C 9N9BL"*(
M5+MGXS.DM(/-6ZDRK"O7@#G;VGT^0M2?H ?=9_3R76INS[-3QZFW^P+$XB/ M@8..Q2D':[G339^C=;*6GK1$DR4Y$ M&2%Q+D"0S,%*9-7;3/$(USQ5OXY[)8GMX/=6TN2[U$\/4@(K;3C>C[Z-8IK$ M>W.>PAC_)PXQE'"T/&7)IO0+XJ$\E\X"O/="4!Z-
B[6=KC9TM0-:WW/K.]/$ MFVUEL:;C_$.>MNIIL>[K^VEN\5.^ZO?B7*[2##U\LO;=A31A,@7G-^GQ)".C'+Q#F0F*OS,IT]M(S37KKC:GN]>O)W:@WW;LX9[8/Y>XOC0 MS;]\&$___"W%S^GV4O]=RM,9>I+H[,[GHSP*2R!D)*E,&]+2Y$R")98TQT.
MG=^L(CCAC6$*76-=^Y%P91:Z-<'[1N K-L"NX? 6=|.SC'MC38B*@HU$(^,I M@U5*@10B"VH,#:EV'^5]Q'=K[]_:#]@"@?Y, &PE_G73;I;S*X:9*B^,$!!< MIB"B5&"$-. 918U$)Q+;YP'0@N1N*X9[#/?:ZN[!A?4+$<[01*%)Y :(TP]$ MU@(,,_A+
((JDA#NV^]S>%\CI21U[MTF%5^GD30TR6LTYWLRL]I<^71V"M?., MZ3KJZR=)7QI^&;5RD]!3:34'(90%RV($;HDW1/)0_ZJW%6&5VP0;$W.,(4,V M:-M%<@*L%PQ_YP651-# XZ[8[$&;X/I8^$G3X-?(NP>ARQWU2XD4HSJ=E!W: M-$:-7+ALA8:02]\
[G0,8I3UX*H14GA&I:I<2OTA03["T@::? \W68N\!AA[Q M<-,S,5%BA<#(/7K]0&3+<4^)TAPF.I>-==[7SHFO):0GF-E>T8\KM+:6>B^R MX\N X*8=9B[W *6XF7!1[+ O!8KE44]VU&;F#:]>(KRZ?K=0]:#0Q^\7-I5M M+Y"Q4C5QVRV5,!9R:>GAN ;A" ?'@H!HN)+9$U'?
I#PAHEN,;*[1YTM2-A!N M+_!Q$&/S1-"-S]PH#B:'[NL(([(;=AA3Q-C (5I"RIE.L'O@\)ZG!1[-*=X6R=]P$:433G.$.W/E]/8.O$D6LN,L&2^] MTKPR9-93TFUC@FIX[2#F7AB9E7G#S^7-;UBS'+&O45"II" $P\W@'*4@653"
M<$V8]^W@M":NVUX#]0ZPG2BC!T9I_:/16P/+I>8F$U#*E3EYUH!QN&<8)X22 MS!67U0O47]"G6V>H?]!53?:]L%=K]M\#=5KYF(#YYD*E7$_+4LUG#+4D2*Y] M[4NNGD]Y])+]VTS /3 VCR^5!Y.GV?5SW T?IK,_W2P.%4_.A1A!.8TR4I&!
M(\P"]9'IF(E)8@=3&%]#8D_2A!LBXFD#L)VIIP?H>\H,,CR^+H^TUA8=/--/ MP9>XPF8.E)5*FS*>>3-W<'KB>6@R0)6>:UDYFO;*ES\Z.W7VB;4.) M;U&%5P$AK"3/L!OM?ANGYC))2HMAOUHMW%WVC)LC64!5&DM M:4HBAMKN9"O"NDV\[?
U@K]JGGH/OMGE.:@H:<2'IP'1I2F'! M<1XA.:*8"9$Z7O^![6NI[#9UUQ=85M!@QVV05X<0W-2S/>&G.1-0E#F-EDU[M/7=$2*]!T8P'@/86K+8&?+*X![/@ECZZR%K;$WF3M;MM&;H/W.U%*_UYY?'[
M:#*=-4'8,K"Z%6UI"V>8KKZNFS)R[131].7D4)YHQOP=\9P"RGEG-"!#LG6 MKN-I25]W_4GW:0IWH:O^(/'!7?)Y6HQF9<.5G'MI*UF$.(- MS<[4?A]0B_:.N[SVQ1/8F;K[8ZGO6]ZMU+R6)]E#S]E"\2E(2AH0,H12\:I! M84A(B&1)^MKU6L_1TG'SV'VBL8HZ>M'>O-
+E5$R*2F44:)WW"3+A%&$L-3,92-]TMN"0H4&IEYE8&#*9V596URR?,+_5++4=% M>7HP%(%QI1@%%W)"GSOC=LY2 +>:)^8))ZXV\VWHZDD=437;N] M;&_:^LPK6K;[;^ZI;^UZ'NI;L;N%5F:E2A>4HJ";>>XD9<#C&9&88Q L&5F_M;\I+]%1H"-K ?
S8MFR*^^_%IGN)@ C=Y%%;[.AE27P>BI[8\^V0]":G]*[5%V9]#TFY94%9#N#T*XU_7P-V6N$W@O ',3_NKZ9#GPY/4\8 MP831.#UHOWLY?:TP%1=!:HSC,=Q!81(MP6:)4;[7$D/^:*B]?1>X"SZZK8+<
M,X@[!T*GV^$U(Y&M8,JK,NR=VX!,>0.F["G#,/0GFN6Y4]\P=H3IW=F2;M' MQ08SJU^CH/[DK.]G(5^X<2K=].[GM@<2+(ND::"."F-;H_.I15Z#+)QIF'/T+D4%A&J];.3H MN/"0&#/EL%'>U&[?VH:N;LO$>P?.Z]KL_.7#P][#Z.)0QE//I<:DSDRUDR,
MORY[3\9@*$6QY11P[Y6>HU:3\@B7!RF,3)G4SA:VI:W;HO'>@70G*NVX&*Y<])EKF@+K_*5 MRW9;)MX;(.Y:83TH +I Z939A\>C23HOKX103,&7 =+6FHS""@KEI#PH%2C+ MW@G/:Y>D/::AVV+QW]"OBHKZXSW>BZ\$:LM[]&7UYZIG'$.6C"<"LHSZ$-QQ
M<**DHZ[FYN^(\G3VHE!O:'+E7A !Q M)&($YS+X$#APEH.))O'Z[05?1V&W1>:]@^X.U=N#\[QD'>9%]&E^.CGZ7N1W M/9[_65ZD),-JOU/*5'=EI;W#]D)U ME=@?R_]T3N].@C?=0^_%YQAN.&I!Q8@,:BG!4R- "6^--)IHN@,_H"5U'5>, M]PZO.])K+VY"U_!6^C#)4L.H-
M]=M1UK<.0760\7, ;]ND7M25/^7K("QS7F?N1ZDO+BG;$&;7N-[(^=&XV=-# MD[3,I+ H(OK=7FAP,CL@.6OBLK3XESL'8QM*^]90:$_@K*[$'CB>[>L2ALZ(M9)DI+DNP(%SRX"61R)D01F5K::I=@M2>NFXOBO9=#[=4Q%F+77UPI-$:W_C
MLQ^$_[D>S1)R&Z\+8^G6/_$B9DHX!"E0@L$&%%Y0D#,A)G&E?*A]=_Y3HGI9 MLED-%T_&Y-1442]OE&+X)[P&COXWH)E,@*&: LU%#B+(E,S.3_5M[M-W M5F'4]<%>0V&]\BX_3&>KV_'^2#ESL\4$D?]E]/6>413_$"-#;2@*$+<7;CS! M)7AC&.3 +:/2]6AK#]W>F-
AN"Y(Z NMN5=I/SP$/C"+3\EZD%.S?]OU:?4=2 M+A%D.2[&AI ,(^'A=<,$B'9>1TX=SOHP/\:$KNM5>K0"ZBMOAZ<]>VE.32< M9Z.5 *:O$:1V M.4EI-$1.)8B$D:715("A/!%K@C6]=F^UUU/9;29@WVGU6NKJ1UI]Y0#X-)FG
M<%VH&$W2'*6)OQTMAC()'Y@KTP9"F=!&&5@:<),):R,KG>9D[:DF/Z>]EXGU M:LAXX92NH*1> .||?;UQE4_S0U9<-IXE5^9 MN:I^6_@SHGJ94=^K4=M813T(-E89NNUH?9I_QPUT?84!]U7#VS!2D;.,!K@5 M!+>28BBR,M0G"48$,2']'700^CEAO4Q^[P-[=535
RMFN'K$B1A:(J@;') MH1O,_CRS-+[Q .G*F>]RS-U$ZSM.WV]CU-U&[7T,^=WOWLNEA:\N04UV:## MH!P$*C$NUSF@-RHD2'0=I&:.$[K+PW4M4;U,0^_7P&VJHMX%#*N,."D(ME,L<*1-U/;FWN.EF[?GN[[5*VAD![A:ZV3L-*8?,A<<(12 L'[,N\] M>_
A"8@NTZB<"T'OLHK+5$=/Q_MA2.W]8YZ$*6N,K1L[?=@N-W08$#DI5#@ M51;H/S",AASRA":<)Q\%,Z+VZ[N?D-3Q3*$. ;>M?OH MSN3O6Y>TE!ZSH3P M"9R*)<53AA:'$(&H!C5.3E2O1SE18HZG@74V8&ZM7;Z>:S>CHQK'-:;(2)# M::4U5A]@T3+<. JWD.
($)%>"6F<U@]I[_QZF%K#?7(R%U.UW*3 M)-$D&08D.UF:ZA% WT!!=D1:FR2+I':CXYV_S67#?6TTR,C=U_GNAJ8 MEX'8Z:K2R=K9N0U+;@?1_RRW% M/O39'_2V%RZ&]MQYFA)8E2D(80+RAH>"S583E:4WKO94R?;4M%H86M\O_E9V8UE&XZAS#%)4%D\ZRTO'=
LZ.,ZX%3K(VOG2W>-V9QY+3W'[&B6^B7G6 M[X\N#L\'9Y>#TY/3#^\^70Q.CBXN#D[>OSNX&%R^U-[!W2?#0T> MS:2S"#+!-?XN25\>:VG%$G_&)4$M M@G:D-#;,)I#234:!UZ6EC".96HL1C:J=S:C-0[&NU-,]'YF]\7@ MX\G@P^#P (W:X>'HY/+P'@Z&
(#R_WR]^K:ZE?07LDZWW0FQ6C] M#&$4'CR(-7B6,\- Q^*9LN !_50)F7E/-==2D=H5L<]3L_78F]'GR2B/@ILL MGBYROQ."EB1YW(>&2PHJF1G[KN)W"&'AIBXMAJ2=1B[".+ M4Z&!2VX_H6)N?8CW:=4,%_B?==+;QTI$)69D-1R
M26N/'GR1H&ZMR)88>%K.74OT;\!H?#Q';^#]\='!Q49.S(-_7M=P/$]9)=-Q M7)*^]P>.; *8.' V."&!NBL+7=DH<4;&LRCM-\GM+2-4_+ M3]_#EC&+9RCN !6U*^UF,WKA7D%D.@0CG-*L=O.,E^CIUF!LH?G'Q]*:T'M0 M.[/DY:YG^Q-NRKMWD3TPG\L<@?*
<)5@)RE,TK=25^2X[@=!S%'7;D: ZB*H(MOO=A].#D#W0'?S\ZN;P8G-P[A^^/WEUNH?W>5[N.5**08\6P(BYHB.";/@39:)AHP?KOV&OAUEVT^LN?WD_4;(UD?" MA!2=5P\G3.SG>C?D T:G'PZ.3P] MN3@]'KPON_E?3P;W6K\Y(.U[5Y[ZBN9NX_3:?QS-!XC#@=
(_.3S],Q=:T:ZW,/E M#I31\9 M=V 4"PA*6C+,G *1.EF%I)+M??W]PC-M)L]Y"$FS M<E8QB0&1L$)%IVC)NO],FA!5K?&;7NK+U=70&[!IIY>_'9TO#<(&!FSU M7]>U5L_25COJ5S=?W6CB%AKHH5G8>88PBL'#=0K!\)Y M 9Y[
YQS(Q!ZSKO:^9TM2=ZZ"&;=QU=B'F=R\(X 5Z7#MT+GPC@4B&,Y6AXQ M\F&UZV!?I]A;H[5/?#TI3:FG]=Y'IR>GET<79P? _>8!^S08&[,$_KVO!G]>L MF@GSBS7(D9)9+[D"_!?H=!/GP%HIRPQ=2HE5VKO:>9_UE&QK4$UDD+
M(1Q@G((G,"L#+S)QD&B4]>FB!KNQ36DT_L(S<=9J]\9>/1\Z/QL]!2U+I728>B#.H=BT9.*HUF(BG MHHO&$EF[ANSG5%6)Z-:N<(]W(HUCU$8((2D0@95).<)"4BY81I,ANG8/D!9D M=?SXH"Y>UH9O%=72>S-T>/K[[X-EM<#!R?
O#TZ;@_NADPZ<"+WVMKG%]37!6! M6S]_;;/8RL'-.#..9&"X!4 D1M YTMW<7EZ^&^_G1YC"'=Q].^?!I?_N6@*9@]S=\/K^>+Z56:W>., M:O]*:@=:>@.)^,;3>'=P<831T^]G M1R<7FW;V>.9#._"+?D)MK83[W3'5-&W_FB;SAO+S-"X=#9M;Y:8;J'?S%&^; M,-
[?'G,:N0\>E"SO[F)&P&@2P4N>O-):&5\[V-F.XJWO"MNN_FYU]5470'\) GK MK01"1&D A;(R#G>8,ES@7XA$JH]+WI+DCM/T^\/GDSO*/:KZ#7A[EX/SHV4* MZH_!R<>+L^.#S1R^==^I[?/]E-9ZB;(]6#3]LQ:C6=-X94T]@VBAI.0&,G,1 M3U3"P(BD(27'A;99AUB[7.
(5Y&W=;AG76:[29)7/<'/,II9[ER8IC];?\2;TMIYXFPG6'O2:'D?FGP#+N/@!)VO MH\N#_]BPXO[^7]RPOD;%\G_^33*Z>WB$3&Z' +J<*]HF5>?8*$1[>SS&D7:T^6>HF> MKI\WUL'$TSKX2AIX_;DZ.#\I"%&CLXO?CLXWZ2(],DGZEJ6ERFLE8QWLTD9
M>7B69HWSO%*(S"QE+(,I<]2%0 @90__BP 4'B+"U0XEGZ-EZ]>&C[Z[G9(+LN9.><*-4V#&3/3$I57#PY,E@%<'W/AA;?4O<]#MH M8IW3#X<'%[]].#[]V\7%I[.SX^9/2\GFA]/SWS?-=VV\5.T*B!H<5S)A%]=? M47#%'7;CVR;-1^-'+3\=!OR"!0JZ/*X0)CEPFAE
V7K&@N4YU(YKVM!5HQ=X M^>][6O>']TKV@P>;N2040A*B7*='L)9]D($(JEQYW59[<%U;VKHU?-71LZ[3 M=W45O0$'Z_SH[/3\LKR"N3CZN&F!_9]/U$Y.O4QE+1N5/A?-GZ>OTUFI>[E__MD2^-0L42()1P$+'4"@HM@82D@S1>*UZ['?]SM&Q=!_'HNVL?
E/#L2=;E%6U0 MY9%*0':-0[^"&:Z$CX;4?N?<@]R.+5_;#RI@]BLC#=@<"["EQ2OQVDP&-QW MIW23>!#"]=5U77(1?/Y'RLY8FE]9-("L+2ZAEUOTQ]FXS!B8Q%*-^[5XI8\Y$X$IKB6ZMT:C MH\L] 2M-F::=&;]B45%=.PA]2UNW[7,K VVGBND%Y
977]UHU@QLF^'A_74Z M=^/3?#R=?#X>?4MQV1SE,9!D]* $$UPSK@BM#;]-Z&P% M1?[&H+ASA?4"EN^*RY+F\/IE1]-&IW=,#7TEF2KL@.KB_!,:>"1&?(2ZY%[<3L\]1T.P=W1Q"K)/Q> .F9)IPW[$BG#*&A](V*"80W#%Q2"1Q&)I((MI9BN70_R(D'=SIS=$9S]]:
'TPP>3+"[N/;S41RY&8KJ=/:X:_;]CZ9XA&(M MH=<-TXQY&9G1X'.9$65-*>O5$ME/@5!"$S?5+Y=]$-[M;-D=X7/_*NT!CG_R MD.:Q T&CXH(3C]8^X2[5"G_G;8+DM#-<.$-R[;]/UU'8"IGZC2%SATKJQ>%\ M5S[WA!.9B+3&
Q$,PRA#%)BL%4;N1D02$C/5GQD^1TLK8)DW!]P]@N\%A.X? ML*S6EY]^O:DR1T91RA@8EU%<7M8/G6KB3V],4>H_:\';4YD M4H"1$$9&V>'OG [@&:<2SP#F;/6>9EO0VPZQ;^WF8F\:[,'A_<&-9G^X\74Z MS>L:YMYN0FN+!ZM
A?)"3%L.7@@&23'K"$D8;E7O;=R&L';X>VO7&O5UT@.@ M?9HC.T?SQ>C*+=)Z))D+G)- 1;ZNXIN,P%4(>N+P]):5.[=N8A!>V@\]:N M,+:08G":NWV[DH[UI><"M4(N4Q 4&; MHE2Y62<">35NAX+%!]2C\WK\@_GA^^NGD?9G0B7MU M4TNRYB-U;$F%]M]EM
M1]FVUNURYB)NF8L4RB8IT<0D'])]W&AR\U?+&MZ5WA]X.R5Q/9=7^GZIAZ;/%V][8W9.\&)Y].5MN9_.OIX.3R#_R+ M3^=;^&*O^_ZN[."K>:LZX>%)B2Q"[%^GH\GB#_R/TOKB#LA6<)U%PK.3!02R ME!Z!;!F@>T^3I8FZ:"I;A%>2N*.Z[?
O=);,,O#16HX9EW,LA@*,V@8N$2L*2 M-[YV$<_/:.K#1(C=8*AE2?=FVGD#:2NT @]IPXO$PNG!5;F"^/NR%O,QM\CA M"K^/F'3*2*=*]R5^6;$0ADVA"=)+-,;G16/FX*O!>/&!'3[VG@_.-R/=C]& MX(?KXIV\R.K\15X9%UY'QR 9H4!X3L!3ZH %D]@,0D@?6R!Q6S]Z?
7.\'T#N M55>]CXR;R/3W%,]FZ:L; MQ=N._,_B,6@>0C01F L8-##\Q7EJP-L<$14QNUS["G1+DK>NR[AS,5:6>6+$ M(V-."2"4:Q!4H%0L;M] 9K%C2)E]7FL+*K.'I'VI&ZCLLYZ;^!.3B^/ M+LX._K/T_-S8PJWY2%T3]S,J]]DXOVY@"2-4*B$Y!!/+[)#,T.>R 0*SVAI1
M$LNU*QO64U+/(I7O/X)UHN@P9CRR#94E980;R*HRI24X[H4D(M#:(X!>H]=K M&[0U$IXW+5L*O].BP^(BHCN8RDN$QD /)N&Z4'"2%]<9W<;KR0.C_3AN;GH^ M! 86[20(8RAX[P2X8(AF) :O3 M'?G,*NHTI*\)]CXKH027T_>:Y]3\H'1R: MQDB7:7:U9D,YPH--1
*>^!CT$)G ,A]**MPD)C,/KG]YZRMI[#::W*F%VX&2 M>N])O3]Z'_QQ<#GXX^C#X.3@Y'!09CU<7)Y_;FHP-O:M6GVVKK?U>DZ]^5^W M[WM7GFZ@O_];BI_+'7S OVI0M0:X2852:Q0A<4D0N Z!FQG^SCI#)),TL=H; M?
@MRM^_P$L9N/A_E45CF:*Z+T;]OV]M$+^45_BQ]*2/S"HG+KA /-]"EE'A1 MMK -)T"CCF]TF^U7COO:9 M#^T@5[>?.]D&#"MIVC58M%'KH)*%2'QI"",T&$T%4&)"H"IXIG3E[?]SJK8U MC8]7> 1^DE6D7FD@R5$03GLP@:$+;!,+,5#.5.V,V\L4=6O**J/DL<6]](S>
M6Z*+R]/#?_OM]!C=IXNC?_\TN/S/C6W1LY^JW"&^%<55R^#N4)5U]C(H 2]D MO'RQXGC 8S%]]0U+BH?.2;6'%-2H\L #>3H)B.TR4N;;***8?P]_3VEQ7D:E:AK,1OYZ^6X=]1I.;WX\=ZPV7]O,22/2GH07F"$SI0!
M35E(A@OEB/T)C/9$:A]*XS;"U;]"D+ZHM/,LWWTT7SS*Z:3P;AR#+ M/W>3'W=B>1S=,Z]$UQC3$ZG1N/, WGD'*3O%E9&"!_4* &]*1[<9O\KHW(LR MWD#-YOG1'T09"" Y6EGRP9#1%FS$DK>T,MR2MQC/#Z>SA&[8S]V-IE:?OBIE/I:7^ M,_9O&)>$2V
:]PD@CD.7F?\77*9&A)I9+6;^6U'<=>/G>OC;=VKQ#UI] T8 MP,9U?W=PG4G?2_IA[JX;7YWL4#V M,(!\]">?)B/4R?*RX/%QQ1BE7LL,/%H\I&3I%2*,!$J"4\PX;:I/8=HE/QV7 M7?1AMW0,DGZT*GLHC7G-MM@G$'I_CS X03+-;<2F6-W#HMD6\?,9Z+&@RS!IB6E!MB--
O=%)%= M5N8>Y9S"8N7]_OLY,L:[K+1;T_Q+!S3WGALP#]-:X7D&W'H$*$M<16DD??PZ MJ]9;_6IZN^XF4@=3+[C%N]5@SP[RV]<:R&:+QV')"2]42, <(2"B#6"=M4"- MDRF55QMT=^]=7D5]MQ[K[E&Z.[V]@>S9T<'YR>#DX\79T?G%;P?GF[]\>>9# M=0_;-
M36NJ1_-__C#G0B1&L,%\!I*5NS" 7/9023T=U37#(2:E<*/D=+Q;/V MT0IE['AH+GK'UXLG)?,^<)X"\: ,6FIA_^X!P1*&7%9;ZKFB]ZVOZQ^SKR&U MXPOY&AAZX7C=F=)Z'QFL=]]]NODU!=FG'PX/+G[[<'SZMXN+3V=GQ\V?EI+M M#Z?GOV]W+;#E@G7-
8$WN*YG+B^NO*,02M;IQ&6WQ83S]\VCY!_=QLI%29.Z.P6^_5_P_.CL]/RRO"R^./]X MW5N=9S]5NY2D#<6U3-RC20;W80@7.3&'T/,!PY!D$ 8R)LC<6Z.,TZ1Z#]?G M:*GPFF8E-B_W5'?E##=+SB^GJ^.A5^8.&HR,/+<@=42?1D:!FR&CD^&EQV!>
MLU!])LOFU'9LT&H@:P8L)M1WFU"9B_@W8-*>Q_CO#^Z.#P?G!7'_?3# MNT\7@Y.CB]+(\MW!Q0"=_;-S//30P2]__S[-PVS47 A-\[ORQ32?OT\+-QIO M]M*VSLJU'^/N0!ZUGIC-/KO)39>P>V@NISV?K;"^,I/MHDQ$>=2XFTM/75!H M?
9,'45Q)RV,$K8B5G%N68ZALD:H0OJU!/TE_KDR?F]'2KB=AN<3I[/"+FWQ. M@\G]3XR0$(1QX^P-@\G)LQC0[2ZWK\27G 9SP!4U@D7V?G_:[M!7F<\6P],_)_B=+Z.O!]]'\Z$0FEHA\%@R3)>R6PO&-]UME*7. M\FQ]]SHF_/(*1/&_[N'Y9-%NH;9'14]K2+TO<'D_O7*CR9
[;5*@#+1H:I]X M RL=!44MEUID;56KL+(M8);+=@.9+16W3OT;2+'CYK"'2]_G[,[W.3[[/5WY M-!M:'M!Y1B:LU:1,]&#@&/K7W+OHJ Q,AC;]AY]=H =*WT1=T]JRZQ ,8V& MQ^FS&Q^A,5S\:/9 M)2S%,M0 8VGK%&X!V3 H]8+E47"-T:65B/"15FF!K&\ KJ8"I
MI"SSQB:Q'5965^O&7FRMKFD%V?7VC* ^4Q)%@-+S%017!],7QY7.^*C4BE] M_O:.B.UTU>] >(W@>I#]W-1,'H\F:8!QW'S(#56.,0IXV.(9]S1Z58XSR($: MD]US1-0N/=N:Z&[KP_=_-'6C[1[^WAT-5]DNP*\'S>O^8^/#T]G-W]WYF:+ M&Z\1-[&;N-)];+F93V=L@=!BR-
UR0A'I(#.U'XN!3CH"> M)0M.IV $KPS^';/T-H/\#0'Z^"ETC]#2L6>PVGGEIB'&^+;P>OKOUVX\RC\. MYN='@\O?1Y/1U?754'-&@I:E/7QY*Z(R!9-50N98=)+Z$%@;C^'5"[_-,&,[MP.Y>0YT[ILW.FY]-9XL\'8^FY0;Z;O![4U==TLTH@M.)OTZ78'H:[UU3G'9O:LWC>7
HN68PA M&X^L8/"H2BR)T8!/SD#,*C,AO."Z799M@\5;@5'_QF,FVK]#13>70P^G@P^ M# X/3BX/#@]//Y4)O1_/3H\'AX.CB_+X]*Y[?;/FYA?[&RY4N>U)!6XK7=NO M0!]Q%T8K92V7/3I@*5/6/[5\+E]<-*'#KW(78B](.\6/8EQR_=M.F:#_"(*S:R
MZ65>YFW=BFW(#+6))U%*,DM%7:+@(Z&0+5%.&N$C;^,==\])MQ'?6]E%NP/' M6_>!WB=<+RR+0]TDKL[DW)$SU&+%/7I%K^5_#^X1C3EPF4 *]]'?1S?<2BX@ M6(G.N63GK6/NBH@59'3^IKM53I_Q5ABZN5A7 M5M)($P&I.$=7B%$P*4@(B?M
'*7"UFY)V8*L;O%6'0IMH;:A7GH M7?7*-&[M&[9ARBS*P#)()M#Z$Y+!&NT@VFPHD#]>S MR6A1>OI,XH?1]_*[^0TOTG*5A&80B"_]*@0!S[/%2"T[[;P(K/H4WN>IZ3: MW36**FFA4T258N+STFX'XD]KY MNP4[?I*Y2[=H<\%V_)ZB(?H&QEIK*7Q"BGW W1&<
TN,!9]$ED:9Y'2KM[YM M\-!U2?V&RG]L[@TDU["";[+0-X1G+E7&%4 QZM%RR0"6BP2"1V]=-U3&5E6. M/U'Y@T4[5OHF*IO6D%_7BG??5PBG-D<3B$;"RU6THQ]<5QR29Y+Y(*BTK=Z# M_DSQ]XMV8_^K*7YC^?4@X'CVR#N^*TY OS=)IB5H-
'L@$O[.DX2\B>04)2)H M5SMM]W.JNBT_ZC:3LIE]^@RV3_.4K\?'HXP24UIRY12X[%!B3KC2:"^"4]IK MGP7C86]HNR>KIW'PADAH"[0-U?+6[\M.II-0ID]-Q[C$Y]M]YAU=E;V\V!YO MR5[!]>XOR$((*6<=@'MET6GR ;S$Z#E[F51*-BI;>VS);NJ'UDOU<#!K,_+
MC(2BSV$FB3M+%'@? M-S=Z<2/?M"Z[&9*TPUO^YQ?:H]EJR>WN318K?54IB<03F HP21((4>]8 M60Q"];_D<4V;Y.;YZ-]&,0TF>3]]NIGLV,QOF['^A/Q.O0 M=(*_&>FU;/TY=,Y31UD"S2C*R5L.QCL*.FNG0^0\[+!K?T5&>FM"7X/!%SIC M=Z3RCO,@-
SR:F<5.7F27GT2VB$I&P,V46KA:D'L*<$ M=)=TW5ZG3P&RI8 [?@5XF288@7^X+H[*X I=H6_+5T0W]<7 %-F8PBB(_@7&M3$27(+1&Q;H5NLO.[PH16\NQ![G4UY[*]ZE"X7SV MP4"B#*U3R5CGB9.UJRQ<)ZGA0TGY_,=V5 MAGH MQMIS8>>N>2R5$AWF2W%
P.7M8(4F?6,6T]8[:DRMVMW:^NZ =%&L4;P8@X(K-0+?YU^GQ*=]/:;M K2=S6]#4-(%8UT;@?A 06C N0HZ#HYUH-U]*A M5I(89XU0F=2^8%]+2+=GYB[1\MC(;:^"IR0CYE8OMZ@ED1)',2L(T;0-/& MS &L)%KCGSD?:\]N6D='Q_GX[=7[$\"\6M8]Q,MMA^KDB;?
10@C&8N"N'9@0 M"61'!5H M$I_R0DBVD:(\M"M#5,HH8*>S12LK:)*N-/AK4S/SLW4Z;KY1%QI5A=]#0^;# M:#):I./1MQ0'R-GD\PB/WF7?LW<_?G?_-9T=CMU\WEA79E4PHLQ&"(3C!] ! M7,!?8L;HU;F$O]9^2_D*\OH%L^U=F%UIHM^@NV?LQ%W=OBW$7811@C'
&YLTFGA4.S\8N MW#YMD9$'HH($(TM-N&,*?& :I*7&:9H5=[6GR[Y 3F_AMCT,'C?8KJ23'L#K MP$^_I=_=[+_38LG5K4NIN!&DI$-2&2$BLP;'@X7(I6<*G09C6]6OO":@6T]* MMT?H/F%50Q<=N_=GL_35C>+1]Z]ILL* X<(]KT&1U#RY3>"(*I<*Q@MGK:*/
MLP/K6_:M^WBW+\;V 8\ZD3=M D)3> S ^)W--SC4(']W@(S S=MUEX=1.89^=Y@>$IZN[%SAZ MC=Y ,ISN2!6H*)P&'VTF05HRQR'NIO$K+Z,8S8^ B5";P(Z%P?93/MG\^<## M+'(6&'P$G^@<2CL.]"3]B":QP]+!P 8@ZI&//PS83.'FIBUINTCB?"%"!\%U
MS._QKR]U;YI/Z>*]%X!9)5"\WJ6H:B]\$#S8%>O2S'P"1]]981D">,TZ:$7EA ML%Q5^9Q@>'=#%.AV=?_Z68;6ZN0 \%N\B>HB9]:U&!Z%(^BZE(F-VQ=[OJOH@ M<(:NMXS>LV<0S4+\'HSX>VKCVYLDKN*MX#;7;B>>MI])?_1&(7 ELD2IL;BY M(_EO1R7]SC;-9?
YP_C2]=PB?[6R9=)4\L\WSNMS6,287):.#!)=]!GU.=?RX M_,F*)1.4,3)O9T;38WOK*]0[$0H_%@3OO2 M],,MR<:73L=#CI=M=7@NR4D57&>W?FQO?05N&N$IQ9T7WP$R7W:7*7Y;4=T7:6Q'C/, MNJ0004LC0"D3P5F70<8DO!("E1ZD//UX];[\1;OA9 []+]UNWSO.?2?
M<72^_M"""<*>%M3+CA+@/2+&HBL'422-6Y(NLF/UNE+]VD/DYWHVBE&5G?,D&,O50D% M |@@R+14M85@X1&"|%;7;)I4AI3I#EMM$%[TX>-E!QJ/1XV_1,TZ?Z+'+WV< M!3S??J;MD(%YZW3T1Q=?3/*.9]GWO2 MYX(&56K\&.FL42>CC,Z)Y4&]7T>U,)]^WT$
M8$@8/*U44/44G"N^9#H[L#E!B'*'0.BY])R/\"IQR 1 M?6-YW%80' IA73>3[7>RJ-;U9$T7SA_J1V_E4>%)CAQ\^YUS[(;](:7NQ*16 MC9YLSN]$EY_^NELI2A]Q_>&F%F^%T X"P^$U@1^] >SR![]0Y:>_/N!)?K
M7I=\1,YS4A:*U+)65]9R38'EIT*7)DB9>M:B5WVVRTLIT#G*6#.R<<.,#O_M.[25$SH7;:/+X%7-A4+'P GDH)-DS"G-G#L\Y7;YVMQ#T"(Z1%@'|V[4 6_5 M_AC,TEK&P#I?NS30";T2".A2XC'GE$[8\YD8OM7GKE^/1]U3S\Q,$%C.(7M>
MQT;A6URGZTZZ]*4A$QLLKWY!(RUX%NBU-(G5M%B6XZ!4B?L?W)$^,AD!55Y=]W[G21 HZD:ZE]SGD&KKB$$W1B0N?&!]2(7-857P]/^VS<_&_$'I= M38 G80]#FAN#/9B>NW-X6/_.,>3NMW^GM%F;8APXQ3E=*#)< M,)-!K267VM?X01]2C'-@_3M'\6Y8_\XQA.Q
ALPO]]]^FT+@=2BH."16O32> M"W V)!"N!"MY%DFU'MRPQ^,MF^9_"&]NKUA;VCLWK)XB]Y24YAEX8218D$[D M!?-U#!9GP407V)#N$PUK5@[8:SP1*..K8,9PK8/GX-&R4L&=U3YINO*2=B]* MG?PM$R!G'H7R*H7FS0>Z+.?M'9M-.=D!
(N^0[FG*W:FI/[8E%=2UVP<*4O43 M.O".;AZ7(G$9LP[S9G*,V.MS=W&W0?1>D- !XO]!ELG;S=G9T;HFNAR56]7: M,0LTU@B0)=,%KNTB:PH_6"V"2Q'1LM@8TX_OYKD[F=]@MA$W=ZB0/=]#:<8_ M?CWZ[=W/;U^]^/#]0X/BC"<_KFUYQO"=-RK0N&HX?
9T$;V4L6<@(HB0'2M(7 M5[/54@4 3]+FU-HHOKN#74R7MYFTX/RM]A]^|+6B\>$B_%>.YQ\WV]>DWJA MDD2$HF*M7_,&O-US!B9%H+S^P \V7XBLN:,#MP^::5,1.!.WCE[H[I7L'L MK[FZYZ[_\&,^_<*/F27=-.8()7BLK[@B2PH-2,XT^HA&\=9OW]@]+FN9-(#<
M7IC3'?A^K<<[*K^=759O'W/);4 =P%NBEQ+T0GLGD:X3A]*23 ;K'8A^Z*=]P8=YT8S/2]O5VO235=X\GYSZ2NJ@WK)0-F&V<_.CXWC+#-2 M*E5.M2^E%A"ZE]CRFOZ=06M=6>8Z(KNA\YV!BML[5_UEA. M/HU$@&/I7';99DA&D-5E%6G,T=&E))N+.
<18L+4H';O'9=LU[&[&^9M9@> MYDXLG"2U:4C_?9=>L2-[H5.QI/.$#// MH(Q2$'(NM>,O9]N"E/>;CSP1I_CQ>L-P00//6[T;<#@-R6A6_6]+GY[/S5/[_2*Y]/32W: MK,5N@3!?L9X ';VF-K!@O%1*]CGCE?>V,PPTA^!0;T7S#N!S+S_SRGUVK!&U
MH7_J6RH]=R3#0'((SO &EEV]],U)=KU_+V+F MPENP)M#^BR7M7"<)F@E'$M3R5.[5*CW6MNB[SQZ6D]]S8[H)U;H?;G&[#N'U MQ?G%:?YEM5Y]N?AR?=PVU11/?O1\E17#3S1/E84F;*4EC.U?]7$+QT#G3Q
MRC"DO6MBP';5%D\G0Q!]+XAYL6WP0I>R^(25T"*>.U[$+$ZK@Q(B8IQQD4R M\^8%/+V_KBHSQB!C6(9* Z9TH-,\5'ERXR:X=;YW=&$__IE/_LB_;-;GG\^. MA2M<<5X@"IU!86U#CP*W$M\9-,+?G]?;X*I-V^NR0)P//9L%6'E D/W/C*Y;%52G]@N@/I="8>$%*/%1,Y)E?
V'FOOOA2 M?SH.*0A6C '#E:RQ @F>*0XE""6%TFA3ZX8?DS:Z;(E3'^!LPL0=>EQ]0EKX MX_QU\8$;K-YAGI#7]'5)HUQ8)GG*9D'0->"$=V'_MZ\ M^_W5AX^_O'KW\<.;=]_&Q?_\Z]>/TX-^_SZT;;AO["D.!?K>K/_(9^=;T+TX M.3DZ_YQ/;__]&H0]<.[BJH/\7-._M%
[6SX*T/O^K53>I]*Y.- N>M%47 6,((+,M#'DLDK>VAA_?S=(=I9NCY+ZH M:L2(!2V&L]/SXU\VI^>?|%-^N\'UV='Z6__@^HN/] ';,1K,%FD9,Q, QL!K C<6SJG[)?_Q_^)Z MM=X>X6H.BR].\MI-24EKR$1F"E!P#M&%'&).LN0A(]L>^.B.@3&%=9MV=.S
MVU4KUM^LZ3F_]))X>U&B3HG3F4$KB70"(\&1-0K6!Y.<=T)B\UG-W^UBV4A^ MXU>]$;&[@\NMD<"<:"!0U1[?M6 X!07>%@7&_]-5"S+UL6/C^UEX9G*._+X M2!F!G)V($_>;M:?Z-.^5"+=:&K2<(Z<%>!)U#SU$B#$E(". MP%A.WC/5/"K]P#Z63=B9Z0G:F:>
=@N;J/J6$7)DL0%A+T,?)4LD%/*WC)N MM&R=Q?WP3A;.U]Z9PS^ S 1R=P":UEY=B4H.>KD4L@D*&N@)05=YWM[<%*1 M+C.]2"W(WB=ZK]Z4KC-LMQ.+5(V] M)8[@A.!0D$OF=%!%[$_/3Q-35C]8_A,H'M__+J6H=8[3\8 R%"[Y)S.*368>L[8(108#]DX*
M<2PX0$S>%2W0:&R-GR=WM&P^[UQO6#LF]!I[>G=1;\=1V?[!L39*%)\#\%[< MKC+);E<* U]2[8$G:8S8F$WX"WRO+EUGF] M'.MD@F,Z@LN!3 5')T#AR#[E23G%T>9R3TP]Z 5]8HD. P][@:0E2?M%QKU> MI=>-;VH'[V-?A&8TNL?99*WA(W6$"6$)A) M11IM?
$&S&^P&[]1#=\"L$)R#00O#|>CBG(ZWKD.57VZ^?%E=*:2;:U2X3X2S MVBM.9+**@6^;ZY:D(- O0**K4TRC#_=3,Q_$WX2E.]3==P?'?UM]V=]V&8$RD<= = M0./V")0/.5[0#K8F2):&; \I0!>C09D8 8TB:ECM3-*!Z-':_W(5I:M.9L1 M-"U(O[.=%= UI]^)M/TXN3\CHV15
ITY[,AUPH=DWD37G"X)BEFFS4RGLK.9M.C_W6I7ECHD:1(&DN M:Z=C!L%E!_5*6%%T#+9UGNF^Z])>_<|%6;2_Y///F_1=E()+:U$% 3*K4@=F M6SI_(1VRT,&Q3H1O/M=AV,X.HEYM#'H>C_$T8]#"L9X?G>C[W^9<\U>W,7L7
M="F..S"H%"CF'00CZ;6@1T*6[#"F0:;C#R) N^RQE[A0.[QL%F#>PB!][!Q7 M\7]C NIMC%XILI2L\! B5W22.]C,Y)B'#:;X 0R?WL5R%4[I0\%F%I8L;']\ MX)R]PK/S]R;,[/\[N71Z6L8O]H@CA1$^\O4T5DSD): MELBJBC7!4=-
W*BN0B7.+F1?)A]0N[+:+Y<#7$@>;19BR,/Q^Q;2Z.'ODG._P M[/,?]Y.3_/'=@^<4]1;L@1&5"5=AEX/3,R##YQ)SHW Q : ;Y<]+!-3GQ%Z M>V/(PL#[0$0Z?[%>7Y]T.R+O9SPYP;,/_^_!PZ%T1$44=6[5=CI[S>4V'(Q4 M21B1E EB -I&+[Q,F'U&B,U+^@Z]T]CWT,J4'.
[H"4+^D32U>5#+V/.VH&*(M-!' =T%H$[QP*++"K; M.@!U8"GUHU@].*5^#-W[ ]"5/(V2*995!(N.3A*61#U MG5(_BLF#4NK'4+S7_.<[O61]NY!@R53.F=6$\>C 56)9)YQ3*(KB@R:F[]V? MTQX2$6?QVN=I#,$7?GI>KT[/ MSM^Q?
KC:G]5I]WYM(*>FY2)I87'L3A:*]@Q2W#M*H7 C9#RF<^,$R/<%B*A\W M\Q"UZSY@RL4M8XV#>D_N7,?L-G\?LV1T8R<';PW M/\AY+"$7*QWI]Z8..V)5G=/H(0LZCD7-G6S=DO(PJMCG@0N^A#I0W<5YN^:.K+];]IY]"KB: M$O\@2F3H3BC)XK9]C-
Y[QS*]]RQ(886.@U3H=B4R2]6>3Y5%[M MSE6$LR3%&U7M/&)_O%C?W<)- 4;A016Z4Y!+V@Y4#A"XY?1PEQ1LQ!!*:_?A MR"WNJ8XGD"S*2*(#M:OUF?V&0O M9G0[I&SVR;9#P^5UCBV7T3(Z8D9;.V1P#Z%@(&7.)Y9)35>Z=9K?A&WV*#&; M
6<7F$[@X]$!]>CT'Z>;BZ_7=DB^Z7TN8C&HR/I@F!,H20+!)>W F"*TXZBB M:MU9I\G&#PC,4^"U"YR;'KI@K=?7AYQP?]CX]]MMB4&9V_?OKQ.]G#.ADB M:5&U;HIEA" -F:4B^2U#P^*F9[=(4#E8;5F^:TWUA]+P\Q3\+..K.CGCY M=?V)%Z=P21E5.2;5WS-
&\XZ@]QSU_6\;TLE?(]]6S0IQEA 8BVB,LC !2(/Y3GPQS/I(RJNM\R*4T!Q"2ARX]=YD+TR00]I@/K7& MLD[N9?'3C/9+:SR6Z_=$L_S]32B1*=HL0A',54<^V>N.9^_J6'01Z^,[1.-Y M=(5ELT06UGC:T'UIC0?IPU9K_/_%T3SFZ.\OSI),]78X /4M[@.K@G@@XO M6=
8LR>Y:H?H/4^NLFQGU(6UGW,T?QA)__;FY='O]TA_X:^7N883;PX1;%3(MC0,O AFP-M$A;,H@A2M&1!Z4'5):_^@"RS9,718_;:B^=)/PVL[LH78$UQU/ M=!9*1_9Z@ *:WFEI.]08Q"6!_1Y"(!^L,RR+527A5%+#G3@XOQA/./M32]% MDX%QL1W-
5HN!F4D09%7\;$R*)V>":EYI/WAWO23$S185FHE1"\NSA_RX>++ M%SQ=_6].-PD/;]8UP7W+T)O?O=^<;8= W(2 &0]DL@!C[ZM(6 6P6FAZ4>M MG/(J6SE$!VNZJ<[#E1-1L^F!A9.Q^T<^#9M6O?!KTQZB'I1E\+6GZ9Q[,O#$WE1@=_^G"^B?_]F0QB^L1+@AXG
MY"F(.G>+2U$C20&5)=E0D%,MR_!*@I<^0OO;Q)"-4I1ZX$[2-;Z=PXW7U!]\!XF74A,8T"/:B@ M#"D!(4(V+O(<+6K=>MSZ]=I+#U!HP,CO9A--H&H':B7SR_)\79S=G;,(Y9B MOR'M]T45]ZP938:$].<=M9]H8R*)V_"XE@H^R M@+M\=)][-48YO4]]LKQ
M8+5A!]*N[D2YM:V]]A*]TM:XZE-L ,-G.?9]% J&C[T:PY*E]L":LV_8:4]8XBY("127AV_S9_PY-7Z MG"AT>4ED%*Z. -:,[#)E%*D,+ 4P)F?/DXO(GGKGSG+\/Y\V?_Q?^NA+^4+? M?!,M#RS8N;=T^].U*W$7QL7EK]^N2.%%1_0!= PU?4Z0Y-3((5ET&HOTAC\U
M?/;'H+B]VC*"8F=V;1K0;O'GX>V;7_/9*A&=5GAR7:>8BM 9$QC+:G4B*D M M$636=!VR5$H.JP]]X,.7X_5T'FU:$]P#K_>(B)&V7@?'&/AL2 Y]Z>AD]*Z1 M=1E5<":S^PG'O26%+CT/9?7V?3V/EY:=\C"9) MS>E,NM2B_T B&;%6%%F>M6=%2S5H/,K.'K('-
M>Y_3T1'8,Z)^S*]@XP^.(T MXU'YUHCT_;6;^:_CD%ARF751MX*C\ME[=;7%[SSL1#&0M']>_T/'G_9A\QZL>77"1"/9 "2\6G"[)2 M$S2,YKHV*C+@(@K(*GDI:\(._WO$IXW@@LD006!M!9V*@.!KWFXP"3/I)S:U MKN!XEO'I$7B:&)\>PZE#CD\'C"R@U& CUG-*!L&&#-
ESGGR(4HL6@<%G'Y\> MA9=6\>DQS%LT"W] ."T'9A29_I"3]CE]W)&4R!9%[W*D:RU05.V_XX1ZE$X M&!ZA'L.2I?ON/-;USE]-D0<'R5@RR&+1X(H+0/]PT26@2PH'V"H[=1I<(CH] MBG=#V@>.(61GL>F8HNL/9Q:T\$%D1Z3"IS+RGV=L>L]#M2MQ M>XI-
:ZND*M%!3'C5U=IA4O1C446$4GQX.K+$H<:F1['KL=CT&-HM[>7ZLCG] MZ[?UBK28L^UEN.P#QEDRT0D0/-8$5YYJ=:V'Q*2WT8JH_9"LI0<_O)/8]"@> M;5H2K ,?^O@F]TH*:7,,P(L,587BX(Q4(+DO&H4C*7D80RV6CE1/>5?VP[9# MP^751>:<5#5N!/BLB: <'2 G
>Y]$C%:KF1:%)F'.=1B%' :#++48P\5>;2DE M#68N'9C(/"C-"P0C&'CZ+2:9HKW??^8 ;*F],76(D36&PAV(LQ&A,.-#\,HX M$/0Z@%)U[+R+I(Z$[#POA7/3.@30. 5LN8#B[@_K3(S] (+#\XHD>IMXL%"4 M4] 0Z9X:+B!$X041MZ!K'7MY?BE@H]
Q.05L#*N6[K7[_?:/RGL\/:=?OUG? M#E\=.VT=$369+ MEH?B3(1@5:2K(2-I&T8"Z2$QTX_.\=85SCME%?:0\K6+T&K"B*5]8!..C=5A MUL=):MWKI;M+K_VPICQX/.7X%OG M\R:R[.Z4]-NCT;>=7=*MAU]'M-:102YE3>Q(O@"2604B5Y>C\I]IU@URA^]N
MV>DL>Y)W,S%KT>R#R2F5U^U>_W]]P77-(T=>Y\YHNRWXS8;.ZSE(Q7)R+EGI M_61I.&8GRPYX64PNSL:L+I_G(=F^2]6<=:GAG1[5|9%TD.R(OH9)+YF+9H=6 M]]T2L6>;%-,K$$>SYODD8G_1'#V1.S'EUPD$7L@!19*Q):8A<8<20S6%G8N M2G!<,;)<:DO-
G#)G^QF0OG0BMBTN&&492%$8**[]Y4@YD@2ZE&19,O]]%-86 M3Q,3L<=PZI 3L2U7-7N30P[R^ M&X49)DP,Z,$H4T!ITI0"(@-KA0QHLZ'S_"L-NP$*A]=ACV')\H.[2?GY]]^O ML\9*C$4R#RY84H)E33;TG(,OS&E6*R-=&&"?W/W4;E.N1_%ITX1HG25:2Q4P ME$*
[SF1O]Y(M!*U%'=E+Q$G)"O=4EXWGF6@]Y4':E;@])5IS5E),F !E#H1G M2WA6@H-V(GGK+4G[I_I@'&]B]2AV/99H/89VRXO^>X;O=5/#2%(K60E,Z C* MUN(DPR(HD,,BOMAE3@//;YG:1;C^+4IC'9.@A8UU0V^K0O-7[PD?Z?[1W0 M0GDKLP2CJT(4;":B*
1.KZ'%X%$FUMC*?F@?G0>]IS\3S8C?(8"N[I7-.4?T M"E14)$:M([W(U]]S&%CD-4LHMNZB]/!.EC5^=^?P#R S@=P=@.;E9ANJC%N_M[@;7UW.[&>I@F68@2J;+) W)S>V/+#*G;/:BM,XV?60K?<%F"I 7)^
MQ]-5E;LULGU9$&"3,BPP**E:;]S1>^L#@G!$+$GK6=2*]:Z.N?[72PK9';CZA,0 MF4#B#D#R(<<+6O7HCWRZ7GWZ?'X5(EY_VB;1;,KIE,0 M>*I]+AT9AU$FXUIW\1NXM7[@- 4!]\-,,[!C85.;7O6T66]SLW["]7\?%=I! M3O4\;]_\=/3KU8'('@UD)_K.!:2F9Y4(CDL.:&
(*B=DD]#WCZT&[>]!BRSKB M&B%F'M(N'.[Y%=>?+]6R\S'F8#WH9$CS8W5>N3&!]+4H@T+!5!H4^_]!9.=F MP<[3)7>+%DXC:P]8N(*PB+1QE@0D7B/W47%P+!9(Q>GH'%1YV79HN+SN9B:,RD$H,,KE&A-
70&&&.XV<4\28]KP'5(E4_VS(L+!,054KDBR>%S^D)*ZO:.;>F#HD\#F& MPAV(LQ%5"+1_3_]F(E6@9T'1=\&A UT[P4NDZ\@['X.T7"W'[@_K3(S] (+# M&RND:NC8C!!YHH-I80%UXF!Y]E:9]$W93R^I0^Z!,0H=DWM@C&'5X?3 T)S4 MC&3(_M*R5LT'#\B%
:ZY0UUR47%(X\5GV -C"]IF)'X'8NU;TX5;!+M3AW*< MK8G2QP2R)$\F.7T)2G,P,JCBI1 !6R<8_7A7G:<;M1%DC9G3 =P>[?11!+K: M$Y#L(E_S-TG7#4(P<"GD:)'9($UCD.W4_[HTDS8O(A'N M-#]"OF,NI>4Q"/"E=A%$0=_1;T!+:[,E"ZK(0?5=(R W=&^=NW;;(&\61G4
MP$]=H_*2%EZ=O\:X;<3Q"_ZSAD]^VIR>;OYND#9 G(UA"QNC=QL870OZ5[7?PAEQ\.AK MY>/9<2$--(=4:I4&R?> $CPS F0(*86)=R/?S]HB Y;;1"@W($":B:B=P6C MFY-\S*=?CK,+9,+H!,+543C*UP,I#H6T FW+X_>GV[.Z(E877QY^_;EMQ]F;
[4X8.U%>BZ.I)S1?'<.]0FR^:'%EVFAX/FWDM7B\0&+T]3EBAI42?ASFD_^[- M%T?AI57SQ3',Z[OYHB)U)O$0@-'=!>6\ Q39@3'P@=(*450D3%P]$:"CXHI'9 5'#++YL$/[Z0CXR@>;5H2K(.0T C/ MG=;<>L(^&);C9=MB5%&"]RP$BR4FV?EDW]5;-TYY269F5 <0'%
[JPH)T084, M$9T%Q:PD^ED$$YTQ*&UR]X71OZJ2=D/'Y*]D,:SJ (./II)KP5GVWH(/2-1R MSM?'(0 O)M@8G%/-(;=33G\/P<9=$-:$$1T ZKOTW6]'>K%.WWZX6PE3,MF: MR29PO(ZMQU M42NV=.8@+0;)/%=!E %6P;SA[A[*FZ;@;W^L>3[1;LOU^\TZYGT.%'QBS46B
MVT-IL%!4V[.2B[<.I*M7@>!(AG%48%TA(1DC||VS6ON,:MLB5#$I0.#UF6!U M9(]E'DSFG!=$%X>U5_N;1[7'X&GR2,'AG#KH]'9DR@NT4#)Z4,96=Q4WH+.2 MTIC")1^D=O[=H]]C\-(LJCV">7U'M86304]!X(O29.(9!@B0Q_4YPD2H5G]I<>9XQ
M["DOTZ[$[2F&'50N:&0$ED6-R@E#ER($2)D7[:4E>?G4TW*H,>Q1['HLACV& M=KV\ =]WB_1D)63O)(2$1 I9;P"7CKZ4%+Q2TILA#<4>7Z&3:/8H;CWT!NQ& MN@Y<[R/<%Q M4L."D])+R#YE4K0*72OO7!WA*4TMD=/-QQ8^OY#V*'1,#FF/8=7A--]TG"B'
MND!MK5'C!0'06O]20BR*2:'Y$"/I&3;:G(*]&8G?@5@;W),]"6M]Y *$Y[F> MBZY^SHFLT1]%(G4A#QLAM%3SL!Y"U[L(M5D8=;#1:E)1=+8B54I]TE\9TB'1 M0F8UC33#_UP0"V\,KO>SAZQ_M/ B M<>M1U%@H>&TL]]DP"S7H"*K$5-6^"(8G:PRZDF/K!ZW/X#5+6.C
"#P[LQS.L[>.T,CU;(!%P;0YHT1L"<,ACF45F>4A*#&J;] M'8/7HU P/'@]AB4+&S>/Z4!'7GBC%!ED6H!453$WWH&+]'I8:;E027ADG6X>Q$$,$E6FE8DMN_G7_\-8MQ3 M'K!=B=M3C#M)]]$S!R1.2:?TW@,*1?LNWOBDK'/NJ5#"H<:X1['KL1CW&-HM
M/7'R5Y+IKT]Q_=_TI]^"M*RPVEB"U4;9')02&3#:.G0^,!&9T$(-:8KY|*=W M$ML>Q:5-4Y)UX'T?XP/,2.5T*B64(8U+GF%<>P]]9B1^!V+M_>DF MYIS.7A-9/V EXK?]WG_+)ZEL3E'(RW$D15*ND-(6IL8 ME5*-1=NH#7;^OK81;_.Q;&$1]V8=-U_RV\W9]FB_W9FH?K?
2W%H9?? %HL= M2]O@=*CB2(R'8+W)5M\OEWE0P@U>\&#"V%,%W#RD[T"^_;PZH[.2*?WOS\NCW5:0;\=?+7(>F["&OXHDU%TFI&$]#I;(I M&!9;:@LT7LM2&*,KP4H!)H5P&(NF7_TMLBETTL)[M&!28F1ZF0*H;)N)"KM M,H^YM8A]EMD4(_T,9MB#*
<..9N"^ZPC,QJT9(5(F9%L.,WHH6+>,-)L4FC1 M6?S99U.,PDNK;(HQS.L[FT)FY1E39*&)VD4KD KC..E+1@G&E9#2IT%E,7_' M;(I1*!B>33&&)0O;T ^H/UY_($F<@:KMNI0M)3*<<1!ED+#$)F9[2Q0\U?6(4NQY+GQA#NZ7?
MAM4ZGUV),*5C3)+VF0NWM.WL(&"MP3-!H\PR.S?$@WKK(SM)E!C%C\WNQ%F: MIX\^4C;$+(U"B*PF=A21P#L5Z21%Z)2&FEO66-(7 <'A-X$=O +O\(:>C\M-?-<#];G/^8(SG^KD.N8IYR\#7 M!@(*D9YKISV0!]<3$5-+T]I"<9?]=@O+*=!Y"IAS\K$#S(X(?_J2N=?:-
J" MM6%O@9 ,!Z90AZ@DYM)YLZ7EDAMV?XQG8M3"FO];7*?7%^M:V/-KWG:ZV.;[ME& \IYL+'*,!Q3GIP]IZR$;]R)VGZSPD^>_A3^\|_C"1CYNF1.U ,MV1PF_6 M\>2B'NA!V?N2Q.\]72=-9&,5<]'6E$4!*BI=K1X-A==.%589AV'.EW3$7CMW
M+.X&Q;TRL@L;]A^D>=3TLZ/U94KC^YL,D&/K2?N0FH-7PM39,M63GP-XP1E3 M(]UK2LZ'M]-YY9K&]@U8L9S2:MZAZ?U6OV19T^F^FZE15*HGC[O0HE3LK", MTB0(K!; :6D)SUY!=#Q9R0F$L77WE3TE3E6]XW7.9Z_P=)W3C_)OA8A,YLB MIR!]HW,$]*F
2UEK[Z*V.*29[^ %#RL=:@Q*;NM]\]#_ 3@QQ?O_O'FI[>O M7GSX\.KCAQ?O?G[[YL5/;]Z^^?CFU8R.2.DW4 :<_36Z@S&U!;4!1/X$@)8;C1C M26B=6^ODHS;8SHWR>K5>G>>W]/!\M^RE$\#IG$,*#FQ*I'QX5]?).83]F/+* M"\7"?!VX?
K2[907E?)AZW)O2E%\=F,U/G.>GOW[!_]]<;OVE6^^]S)KZ!&$ MKU-"Z%@0:I65]MRQI#7SMG5,;<3V>O'3M$7(9C_LZAN)WPYV.|7->F>X*(#% MU"8.SI/:HP(4Y;F5"EDTK?W+(]>X+")G@\IP2.[,MPY@^3;C&2G;EWV5Z83O M3S#F]^ - 40[)TD;MK616635,>
S^,!B2E8SNN]-(?C$=K]%V^XPV,S#DX6C M&3_ED\V?O^#I?^?SZNQG<@3QZ$39_Y,O#W#U&X%)]]Z$$[D%QP\ [K\&B*)BYRBFU M5LX>VQG@*RQ[YH]# M:JK3TV[IT]))M?^?9TPKJ9/<'P0?V66W6MA$I R'8@NV=1&7?>*,[_+Y<;*. M%20-LTX=!U5,[09"/X;,C.'*
(;6:9]/[ZA;+6YVR(UE1P=R[]II>1QL,#%H M!]+>"$6:!]F<(@(10X:211'#QE]/\"%WJZ&U 2.LZ[B2"PWI4S:4RR7H_J G%V'4/)AXZBO>;/3'B@$!V MY6@^"F^Q=\%'8(=7MXU=>!FCS(V BU":PHY\XU!TW M-CJ2\M]I&A 6H')-
K$XE0>01T<88#!^2=OG(QQ\&;*9P\^'0TV32=F"9#K*O M@A2>#)]$1.$25$P9@BP,3!(E.2VRD:FQSO6L(@13WL'9&-3Y^_>8KUDC=]G% M#,BIL9ER&@$I"2-79 M[&--%M 9U_=&$SMX*L;PZ^^;9?O_/9,A:< M8<
4(Q6<(6DKL8YL,*]X4(QUIG6QS7.L]"6@PG)%!8+&"41 MR%H#J$]H31%,XJ;X4-Q>:F:Z*6]H()IVI',\FB0-TL%F>@?!HG)VN],DHP- MS)/2Z]*-R+D1K5-&GE7X8B:E?Q]#.@#=;;_44=F^[&3&?_?D'QO-M*UWR:LD M:EHBW256IVLXQU,JK!C7NHATX-
:Z5<(F8N)^]=8,#.H =T?GG_/ISYF6CZM+ M9]WOAF2\S%9FH:"VM:4G(=&3X$0 SI+P007G?EYWXLN! MB[QO9S\K%[6CWFW2S%\T\<2BRQ1/#*7"(N+21%XL,PH*(ZM9H1/@DBD$4^TT MZ8$^QM;:4:^!61UE<%(*P,(X7=$8 7E->F1V:^@S9*V;$#_/P.P83.T0F!W#
MKPX,E3'AFY LDTI$\-83!15IW[X(,L1,"K:0#NY]Z]*FYQB8'860'0*S8]C5 M-Q(?=*KZG V9>O[H*QV/KC>@)04IV)B<+$BW>H]H/.S ["BH[!B8'<.W#F#Y M5,C&F^QCR 8XRPE42I+(YB-8K[(2I$!KUUL8K9MP[2@8C BCC>')HHU.?AS@ M02%R9'0
EX.]82,.#CU"\2+S.A!&#RHF>T;-YZ: IBV=N^B-\VC+LU*84M&1 MW-;RJDXXUXQ_CT0@H6W2K?-9GT7[N5UD40M>+"Z'1M=PIH@R.:^)[V=F$>7 MAV@%/%]G;-B9!D@FF8II^XA#CM%QY^=$9V7]CQ0\5D0L[(DF;.],R]\,N#] MT%(61"92!B^%;@RS@RNG'H6
W%][L'VD/P^"6\G5-8U#?H'O]73SFU3^_YO79-P]VT2%ZHS6(H]]: M6DA#-5R#3UD;CD88I?8'QA_NMUM_Q$3T#(=G6U;V#=L'3ODN__/\XY_YA.RB MS?K\|]FQM,;FI&]?Y1IF3A@@,*>@&)LX5UBXWV-%UX ==PO=QL@:T5>X,9L/
M#M3_F?'TXY^;8QXB$UDRB%S5.:3" T]7Z;A,&/K&*[_'QL./;[1;QUY/$)[" MU,-$+D$Q'Q<18Y"Z0.)2@N*6-'Y#VI@WO.BB,)=]-@=Z:]O=^@^[0^]HQAXD M?E]O+DZ//9-F+]S|:RSTK2C(6]SCZ[HF==MN'N3?TCF;K88*7 M_NZQ0]M"
(KT(>:A]>DSUCB0.Z)PS(C*O]YFN\1.!X%7_PN\X]EZ<.!]46CE MFZ-B(MW>E@19%0X]B 2>U9E-F05K/"WFE]4>[FQW$(S-WQS&TQG<-Y9K\S+I MB5"U.$CIF@BBB)18)L38OQ,BQ[*IV;R&64#W:ZYAE=7Z MTVU*OL^G]TWBQ]:6H'2L$RDLTI=,2DX)N!
<=S=!9RU'1HKR74,7G 3,;H M> T[MTCS&+RA;MT"NV%S.:9UCM1'-.^C=3[6)2>/] 89YTCQ9K41#UK2OHLM MR(OTLK3HM/_X#OJ-]<|\$E3&-B-OP;3PZ_24ZU]NFI.GCDB"M?F5Z%YPO1%|? M="&-.M%A-:E1I$T;4W2VI@P9'SU]!\L\Y@<-TK%\.VR0;MW'/
6N,FDTEBNB M<*V*\YXAL,!MX@:=5D,Z-NVRAV5>]L,&ZFC>'314M[YBF4WRD8X7C8JDA3L/ M&(0&;IV4*#S/PL^'U.5\^P<-U-&<.VR<5E>:$)G3,V$AHA)T*R49BDDFL@*4 M19>ST/?'$S?%Z6)N_,/&Z5C.'2Q.[_I]H^<\2T\7T@L+BK-8$W<3%"PY*YY\
MYFP>L';@L3]8Q$[GX6' =CN 1!6?&Z:4DUP-T3 M6^@VA61^3V @;CU=3&?72I6@K \@X]]7CI/!A]]"LP8C-H%ATN'+<>+6YU*<8(B%MUFP<&]+D'4V1BRD55^! E<<=M M# *C^[N!<32##AB+U?QW*A%=,4-Q4M0"@-IM1+'M+)%DDT(AAB1]]+B-05CT M?
SLLCF7086+Q7BXI%UH%HR$5; MY71>+8S-6\2\// M @P[^C$/1@E.I!;:UR%T@H&WD4/T24;T0LLR,C0S<2?# M<'EX!?(+|*D9*N?]37[T\=]>_7K9D'MZK_$'/]1M[_?[;)1+_"?KSCTG]:?Z*]T0 V<[]>+23/'EX]3&3FY+TC?K2*U(='A6@]K^&X3RQ8&+(&R-OQ8.O__
MXI3T1"+%Z]4_MWK@.KWZGXO55@]_N.K2^WESDMY\(77ECUQ_?7;K:MV>YG5< M4HA$K@"".[*PI>2 ,3A +9VQN; XK%:EW9:6C>$N)?]6XND!0OG8&"T<.K)L ME"4:.Q8@!%(YLM".YYIN-DB/F[+VL]'=0P+G*"YU\$)?T?#:U7.'E"\O3BM[MCIV5TALF(6],I-
Q*.A*GPXF2Z0>Z6U&T+D<=L*UEH[Q+ON*M>=8!#!]1@:^I M_'JU1E)=+FTMC]YD8R28@K6(P2($-!$\)I[HM(DYV1B.(]:W;+QW25C.Q<,. MX/ES#N=OSLXN;@Y0G9Y'Y27M9'7^XO04UY\NQ7_-?D1=F4.@?OG0_-QW>.V=^R,> E 3H;%SM Z"V]'8L02 ?)&F(Q9-
,Q1SIP3:M@ MI)HHPY7$YNTC;BV_;%QW27Q-Y4'W 8EW1Q]??7C_XC]?_/3VU<=\^N5L4];; M\WSV%?^]C;NG!RD&?G#;P,64TS0+9H3S!T"'T6,1G+0S%4A9-EZ M)ND#VU@Z5+$SWQ]\S'8@=0=OUMO-^A-]VI=ZE(_T_UQ.* FU=?]:NZ,1)21 M2P=>RTH2ER $@9
0Z7L14)DAJ68/?79?)C"KTU#XO7"_$OK[C7&FD/TU]5! M1#*Z)(8@?6TF]&JH(',/V1FKF)0LJB&CPIY<9+F63[OS[B$@[$S(A1'Q(:]7 MF].;X]1[OY]BC$5'UU*)-+$ME%<)Z+6IS"(,C,P)GDHH@N
M>S8$%8,77*ZI45.4S$/@+E%3>7U]%A51N.3IF:43**YK7DX,D%QM4N D(=>3<9E<(;4)A;]$;**$&P)PA.H^9N1 : MHV2J'DULSZH.1ADZ.X+WCH)PTX#-&R*1RI60MYAF*'A[>M2T^.U/$\?A(R$PG>BV?DTI[;ZG/_L3K__&9-GY_/SG_%\WQ4]/]Q]EI1#T['
M:#B'G*]BCB*#$Z% C"P;RW0.]Q^]I[TE0Q?N"3I3>?V0)V46PA\(]N3-X:0P M@5Y>!9G5M(KL(VEP=#C./7)T/L9!5>BC%^[I$=LC]]81OA=475N,#YU,27EU M,IZT3;(@H40F,@I4!L1(NA[C%]UABITBV*680A(Q]&+;IT+<SQQX$T=#UEJZ[:(R?
M6OSH@EM2KRD3KQG_-9/%U]K=\>E?>7]0%_;3W#7O"0 MHZ*3Y:Q]2WP.7]8$@>2Q0:'(Q!T4D*.=W/*8TT_?O.4[;[(G;\/T$,Q^>74 MH*RW^=L)K^\URN"D4* CUC:0V0.B4B2M@XPB!6.&#:5N@,>']K>,>W[/T!D) MV)WYN/BK>_IEM;ZXSK+ F$0PG $G*4^B/QJR?
B0#7>6^2TH9-30'[MNG]HV; MW3FX:4+.I3N4K,KYYX^?5Z?I9:YZP=4)O-(DX6,U3"P9P3F2 HFD3S],)4;N M/??#IC\]].G+1&86 48#\BX,D)>;D\THLW'S9\WV]?6ZB)%(D*("H#LB\ M ANBDT$'"\(0=#SPT):"RJ4$PC:B>($#>;3YB+]4K4+@FD$/D0P1$)P/JH0I3>
M9S[$(?C=!R\3HU@4$=.(VET2X]N;;N(RIK@M#XFR:%*6&0-GG02?;,R,TV&: M)]$_LI6>@O"MTUZGT;L[V-SV77ZHMR^]SZ>UURE^RL?".K0N9CJ/(*VZ! /H M3)M2&_*6MMD]:Q(>FIW/24Y3@3#DP!KQIGN,/<23T__NIP\>;$^/\XRV1*B M
H_>@7(VU]&G$F)V*5K/5+P_&+DQRN[NIZL+] M+-8#O3_-7U877VHG,N%4#"5]T*(&[1*0"8?@N1,".VD1I%G!=-:3V^LI(#$' MSMKQ9OE)VO>;I-UNR5A/D[AW(08/-E=? RH2Q]D4D-844CAB#]EU1=HC6^E) MY6]%]MUIW@^":MW>QZNZO>/H5$F2:Z#_2E
2ZRO..XZ=#29)$;UOW9#U]OH] M)32VP0'\UG)M4OQ)8%% \]PV*Z5B^ M*"*7D5K)H$S00\H_1BS94^+B;CB9D]9+NX_O)KE<5(_&47E5VR^>U5#N-]![M=HP2?2]R0&8UCU?3L9RJPSL-$SR4PKFSH]'SV&H])2>V!DX3"G>%F9N35 EZ
M[+0E]A!9HE=$)4FH=\9K\$8](6UB/ ^)8#^Q1$^)A:W1,9V6S2"QCYZV=UM; MM6EG^_!GSM?)=L 9YFUB:Z)SGA,Z7.V5K5 @!"\Y)"58%CX+&7AC+7">)K9O M;W4%OZ;GI=M5&RS:DQ#,.MLZX%)#2*BJS\K8E&UQ];6+Y]'-+.\WW!$#WRF] M3@6_GP5:
<)B5K&*\MC$AW5Z3&UXY&F1Y6NI#,80A)M(9.=VUM&[%X2'/; M,?3N$#-70<%B1-#H--2N\77$[?1YYILKXPP41BM$QEQILXFDR1@=790BW-./QG['D2C5&.G5Q6!NMULX6@BCA/=E4GLDD4E#>I]96YO>[M6-9HV(VK3T!D HF7;NV0_NOB[#RG#T>O?[UN&R"
<|:KX.@I/T.YM %21SB'I M&O$H4-HAT;;O/[D?ID_ATZ89T3]0"Q\N&TD<_9%/US66?)FGLEI_VB9N;LI- MB9IUC-FH0-?&@:HD!U@K#XS56B8TR>;6S\K K2UK;38"TYSLZ !EKS-Q 4]> M7ZS3V:M2D"&5=O#Z)7@/*HAS]7=3UTV
M(['A4[4#L3H0(#_A6;X%4E,T6ILU<)OK;&:&$)Q,0&*Q8 F<,=-:=;V[@V63 M#QN+A1V(VP$T'K+WWMXDQ"0M:]-C>BAYJFF4D0XC"@' 0 M?<%DI!51[P-=C^VOO[#_1%@, %P3'G65T?AR\T>%]OUFLC-"ZZ#X !UHYXWT M%P+
<#7G[YT[G4'R]^F=.+S_CZ:=\]XQ*"RT,2X!E.Y=+U9XED8%U4KLZ="D- M&HDW=?W^?,_S Z\)+SK'VY5CY&V^?3Y7?#&ENMEDG>_%6/6UE0!&"3]K%:+< MK_">A+6'UNY/CYL?9SOS8&&,W:;:W4-D7Z)6HH PTM>+0H:3$P:43U$X)DW"
M(:Z#1Q=8UERUM7Y\A65KVO;Q;$VF9P>2Z"'Z_+:^."/M[L]:IP>.S\Z2W6M!.[7-]#+@8HV(JY"C+2^YZWJ=((I+TL!*VTMF["$..4LY-J2(KFLO)ZC M"U_[]LZ'VN@579R)7D&QP8**55>LU8O&F6 \L"*K@(ODA69^X68^G'G.?M.=GQ!/91/!XZ@?W_L_>F
MW6WE.KKP+T)?SL/'5"]ISKJ9WL15Y^U/7N"4](\CI24Y5>E??T%YB.W8SI;$ MK4VE:JU:.1E\-DG@(0B X(-M!#YUA2VI3ER=Z5=U?,%88;.K3;EH^B(G"*YV M:[7N3YK\"E*H!4X68(*LCFA M]='00FREX6&T$-N(NP/07#<%K#EU$H,T+VY^'Y],0UW2+Z;23YKE#T=#'?

9)!N[# OI&2,"PBE M7LD*%L"Q8FE!3G.I$H6![0G,'Y[/U %1*ZT_"*<]5= !G&XUC?@3/U^WKY8A M9!5!5AH&I1,#M-I \39F$50NS6OX[Y])+Q#:5].+YF+O #S?O>6VAC:5R@E, MT95BW5@()G.P)@JIL]9PLS6M_4Y,"
=M(;3/R;67A#M#R.6V<5%QS+M#@[PZO7]4&5S]!; MB*[4KD*1A.*X@20#XSZI-) O;0NK<'<.W;$:[*/)@+N "!#WLUG$:VT'NN+ MGOK,+$GPSFHHR),WPI:$K9.YQTA?L_^,6JNA+_H"FR7)Q!7 VNM%*5[?A9$O MGX) %8LTR8D!)TWG] 6[GC)["*L#
W+GA;TB$"]9:+I"(:B0'?BD Q@996&% M*=G<5G1.7["/6=A#N!U 8RCC#P7B,EI:5L%ZQ1TS@R!%!!-L$($)]1A:=]MJ M2< TVMN3QF :0QT], %O(CL>?!$::=)FTZ=!"7 L6$C*<42?F1*#NA$T)8(^ M4(NVW=,?N\NP!\5?D:-
R(Z2K]1+)TL(=YW1@&H2HM3?)9VZL:Z7Z+MB MU?6 M0Q306TAN:B;@6Q3&5A>3>$G D$G".J$>,XG!*%N$\X4"]$&5]T=(;V-RAZD M@-Y&?E,K_A:%L>&L,.\|Q!(3.<>]$@#82,L/$<#&G*"N3'QI1GV%OR-Z8 61,:Q9-""-7KE]/I:<6G*W+UW>3=W>P>8XQ
M7_94%XBQU ?4Y#1O"),2>",$:"L,RF@X$V._;EO+E-?N#90]*/@V5'J73U@ M?["5:.$.,3 $62EH%'HRQJXP,JBI&(L$_F.RSEVL]8#%;'NAY21)-P59FXW M&-6>>XM1@J9C%U1!.F^K6=8N><69=2G[K8&R?;/6 U60M4;'[K+L[A!ZA-\# M$YE*7QP8KTWE]]7@R=D#EP-
'G5)V=[/C?7&O"*C(8XQ#]I%6ND#;5075AC+M M9MW3J9?2<.LR^& B*%Y)BRH!JF0L,B]M+"$U!]B#T^DI<]8*4VUDWP6,POI? MN6:'#TR'2F99 : TJM9#^QAWW-['(14)XL?LEO<9;^-5M_K$]@ M3BZ?P)Q:&2S+P8")E>*AT![QI?8 *
(;V3$3N[Y;%WNMM#QQN6K*GUI[W&#+N M*C"[Q9[&ZN5)*1ZD]]6[0W+LK.505.0!96;E;IG"&&QTHQ$OC1N6[2S)HZ)6 MNGX)]S[/9XOEQFBVH5EZ[,OC42X-7L^X]$N2<8>:H")%)+P8%@%Y?1H4':/_MN/BNZOB(Z)>TB\7X6C6A$NTO;VAK66[
>]URS"&RW/I1ZK'0+VVC]R'T2]N(MN@,O^-Z7W)P735LH=PI*PC:0[M1,ME]9>1' Z6F94&N+I/CA 7U#817.+UF+LP(#< MPU$6DY*RIAZ%L'0 2UY()A8A94[[).HH1.MDW"T$Y;"NY=AB"E \%5K(3.0?"_+=O?5CH>RO:WC< G/FSNBR1KGNAF MEOI-T?
|AK;ZRGLF024X(SD9R^95+M6(] *+":%$Z^:T%WR.'T-8#]P2=776] M.)3@NW!A'ER3NUX3]\%J$3E(&\AL2Y)C,)O6=\)8Y[-P@]XM#QVOIR.K 89& M$7/?T/%<7)6_QH2&<0^\2!*:2!Q<9@D*9]DZZ[$,ZB$X=+R>:G/&A\YN8IZ: M%^$>
DYM8RE!4_2@G0(530+/M8!L34+&1%*F#$#)KNRE!ZJG:0"(?84WL>[? MGH>S6?R&ZNO'$ZI^:8" !B*< M_*GZ_+\R+H>Y5HKY*YH'EC$[ZT!;7UF:A2/'RDE(UC!;4DZ<#[E]WFWTGFI> M&H#H "J8&&3/:C7/\#5*SZ].4FF+\,D YEJD43M7N)]=B$$48;11*0R!V:[C
M]U01TP!H!U'#D4'-NBO*>>59\,H"3S:3TQ8CN& #1"ZSCDEQ8LE.G.UQ)RY(/< 2]H/EUD0X(MSM.+LLA8!0QG2'6#' MX7N]S&D M$,HX9A<-!+BE1-:BDO&%HB8*Y&.TX"*9V#:D#A=M'I0C==NHP_+ M/+*C@=D!=-
#I<0FO^]"T$5R!.62IA"&)7">7$R6I6%8R#B[0:2\3;E$#DH" MOLNEV.XR[$'Q5TG/@EGK@B"#3:"TI^VAH@,?N.-:T;SO-BWZ&;A$ME+6 UPB MVTBN*TH)97PQ+&9 Y!%4$AY"%@%\Y%YD\OHS;T$?LSVEQ.A<(ENI[$%*B6WD MU]V-
]\OKTFBTLG"E,FA5ZY@YDW0P&@8ET'E%9Z90K"=*B8,R:[>KD=A-WMW! MY@:Y@=-%N*0\9%/9Z66*$$QB(&VQFB=GHQFWY+=W2HFM%#V44F(;]7>'GEM- M"4A!.=UHF*ZD+X55TA;M2GU5(\F2D@,MC(B%,1&]:Z M^<@/)]53+-0&86WUT
&P;@OI]SE^6BS7L__-J;[ZV%AG3MZC+"Z 3,[5-V$) M<$/>$AW28HO+(S-:W#.IGKRJ,4S7OGKH#E@W;?$U)?H-<^R:;U M8L9+E&!#4M(:K6Q2!SLH[YE@3S?]8Y^5^^JG"_!=#'O!BIR?+E;KU>N\/DU1 M6^])8)XS,LZIJ-
KK@T176$DY!&=#ZX89#TREIUO_5H#:7^8=0.3> 8!N$2PPD:1 M@KS@LCZ4]0Z",!%2CEIP*XKUK=GP^V>UV 1XW_(@7]+[17;/J MXU0+IRI]%&1>&X4DGB$@_8['UPLUMWH.?_HHXI'A^GINGP_/+26:5?L)D\7 M7S(=HO2_GSZ?S>II6O_]?
5Y^F<5\L;;DF3+.)V!)ZTKZC01]+P"%$M;G&$F@ M_"R[;A=W83OCZ!1Q=XYI"X[B+S,%ZQDE^MS2K&2Z:PUO]2%ND]21,MLQI9 MS.B&O*G89>QAT#]*C/=!Q#\QO*]$WI2G-.AL?6<1G@41> 'FC"*SZRP$JP18 M1ZY:9$6CP0$8>G" 84
YBL1U.T%V96RNB*!/EH3TCWEURLD5"SX%$-J3"^]S M[51 ,6!.*3$9&7EK0\I1'Q]E&"Z.(MW<6*1'1=5U:1A?+9;K#[05&E)U/?;E M\:BZ!]]G7*JN(E2,:!-(:2OG18D0LL]@+:(2A;$@VZ>^#D7514&@59D[B#(* M4$5+\(+VF O>Q6 LLF&=9'Y"]JYM]#Z$JFL;44]="YCQ[-
FJWOP^F:E+<76_GKIHXNDXOO2$9 ;CV"4K]2Q,0(MD1>I6&"%RT'-+W]4/;C/)*='W%[P6$RAJR, 92WQ_K;"*QHD6I9B H%8]>A/(6M/.]E'.X@OK $>[YO?A%60AX/.EH#=6X]3>_6;&7-V61SJLO): M.HI.*P>7DL*!4Z$R36OK
|KHA!GBQ=_Z:M^XV5^#BR;BG/S1SO+3;'Z'>GOM MZ[Z8/UF?(6G]BO39!I2&^<'PXT8?^^0\.E MK="G3A?E#QB__CZO!GA^5;->@@[!%4Z2<>0LN$"^*=)*+!9G'<6TT@TA_[GO MV].4GDV"D[U%.S5S!XDOSS'ED\6?^:IO=4'/@LD&G$^U.WHMH_.Q0!8NF/K> M3-
DA[_WN^_8TQ6.30&-OT79RG_X=02PK/D2;(S"9:U2;//C$#?!@8_#">ZM: M%^KO3+9\4 ;,7>*O9I+N$"V7&TAJAEDY#T))6D70"H+U6!TN9A273/J_+=GR M5AH>1K:\C;@[,U5;G9U?7BBXF@D()TE)!$*!T,0&1SC6B>GH]"MY3B-Z-RZS[&A-E^20 ZZ=\;@5WK@
M/A_X[8*)]G+MP'S<+<\^]XGX)9Y=1@=J0VZO!5@T 90BR/NZ).,L1L^LC2*, MZD/?G5&?#_X:1F?[:."HZEO?K#_FY<7BRV+YZ;(\I45]ZV-?'J^^=?!ZQ]UO M15]#*?2@6$%0.17PEBD(GOMHO8V)^1%V;/OZUIML(L]QMOP#S\[SMV%."UE9 MVET*M/:T4.UH]^64Z'".-
D4G;+[;T&+_P.OQ*4V?.=H3#]^%7@U5<%2VZ2H@ MR']]SO-5;F.6'OCH>!9IR"I&+K8W@EQE;P Y5F=(Z=]5W8,K6=.16*D4Q^#, M:6^,KD2Y87-X,8_G%;ZGP]$PEM5F(+4E$&?DZ]7"210A!Y.\<:SUK<>]$^G2 M\&RC^[N&9W]Q[VYN%FL\:^):W[N(I_AY1@-41]-
3'K6)3@4HS,=JGPL$20(+ M(6A,43D1!E76[PN?&W.:/BU]"""3MJH3M0>4O0#7/'VH*_*19V':UK&=7ICVL M3[70*&5)P!.G[1&D T?! \A,PLM&B>\>%S:#TXUI3)^ '@E!NXKZJ!R?NCH* M7^[\YGMLS8 WC>CV)"XKYM07N0NT/8 6X^HX]F!P<$]HE.0:)
M6WNOYV;V]6U1&\R%+U=SN9Q]AG/7LQ?DU!/_LQG7_*KQ7S]<75]-$LQA @F M,%DW228),-IYLF021_"F.4_47A/NTHO:!DN/):_'55\'BDG6F73IZAP7EU@H[1E@^7YPO3W4**3** MDGC.N=Y"&/ A"Y F"I%=(;>Z=6'"3A.=OEQA:E!NK:ZCQ.3L2SYU(AJCO*BT
M0!2$V)3E\5,3DFMU77<6'R2:%AOZU3\E2$0CH M(@>%R=9U&K"1&<%X+B:V+CO==:[3UV9,A\S=E=8!.!^MZ);9"F\T!V,R^1Z)"3%I/6Y?GQX(S/90ZJ.G MX]82[@XC-]I,*V:Y\=P'9=_F,C5>]M/QHY#9 M4>
3%]P_(=6)&GJ\7.#\JHELX$XEFRKC+0/%R=/TABNPN.E#6VAQ0PB@[_ET M3^K?55^+=L+K0/?\SO2SMYHEFX'GQ&H// -.FP 2*3RP+KF"0_H2W//IZ2^# MFNM^'^%U<6!\[XN]FZW^?<&KF$]V5B90HCX:LBJ37'AM.*QS=%KD,8H!'I[/
MU.AIZ6@TDGI7"]ZF&^<]!MT(R0%)66(H#T]6DMUUS-#<-ES492Q/K9_@_/P M?*8^>UH_4$X[:F"#N!TZ_']G_CYT]RFB-E[IT#$>H%>'TM[,L]0>.8H?=1, MCE6N?'LFO4!H7TT_4"FXA]@G]F3NKJ#]\W(5GDON32%Q1$\;+ >$0*8;4A+9
M"IZ%N=L2_EZ'YN$1>CF9&H&BH3C[X6\%CTC4HPA2="(M33:,O"!T"U04$3G+4?6 M^O9I9T;* P!G?S]W;REWB)3++91*B4I 5[5!X]U.5!(M3;?2"ZP$BZ6ORT; MY58:'L9&N8VX.P#-K>ZWEQ;2:A%*2B0+;2K?3WW(BL*"5C9($Y+-]35B[IE& M7W#91;N+MJ+N
"W?3.[+:UH&Z[,3S$1P)68*"J4GL\L#2(-*:!F+]>-%SB^W M8J0;+P@TN,<98/7!DY)![1>L07 (/)!BO=;3- M_9:'YM)+>+RCDA^]W=E1XET@YTHNSV=_Y72+,XRQ[$RBP!YC$+5\C -YZQP2 M[:\4.>TL-EZ2][OI]!))M\)/&[EW :"]>=X=K9DQ] (7[.6V=%RB@6#G&OC
M//=AC OF?>G_#A!&M3-%K>3?!9RNQ/-DMUS4ED20@0*%"3Y M;89*V#K(I(UBEN8GN*]'LF,O7#B+&PL]NLNP#,36?M%US-5N]I+IC>S/_Y:Q& M$-52\E,;T22-#&PIM>VRKXP*P51"3!9UR-*(<6NA'I[;U*\:QG2?&VFD Z0] MQ=7'YV>+/VO!:OX-9_.7B]7J9/%+?I?
C&:Y6LS++Z5^S]?#+R/'W,Z/\N+ M\DTF<3/XXGR]*#<:G6VX(I\N/M$$/^;Y:E/-0(.,]I*BW!?IU(P+EG*8"S)3*DD]D]EP>]$R@OM3&I=L=]X";UD^,9%[MTC9$H<['RT M?,G+L&CD\VPM@ ->7+G1M?$%Q]!#64#![,H2 &FRV5B'')+&U%]1L\KVD)SL' M?Q/=[\M8.
99X2FCH#?IZ*!R!-,"6(3 :OL6GT313KOH6[]/9^=U?ZH2^U=7T'S;>1]]JQ/3>R4O?@ M*]!3EHY0<#Y84"P7"@W10XF2LRCJF_;6!#_GM4^58MO2.*D'H._1\-L=Y MS"\SKJZ3 L;ID(PQ%II$!)O2RB(!L4&OM'PXTK;/76/N&*I[L'UE%'T)EMK?@6: CUQ4;,8K"6>OM<&/X
M:3VDD1"SKY@[R%ENT/UK_KQ8S=;?0,XX]["-CL*O#N&9Z>OGGUZL7))MO^Y/6O3]^\/GGQ^K=GKY_N%4 -^&C; M6&K;530*JYXN/GV:K:^B]_I$B'SA/(_W@]!JHS@R#YQBZ]H]DB)W63(D93%H M+=&9YA>7VTQPKV#K?
+U:XSS1YV^,>;)X3N;V5M_>_]YQO3H5Y-K9P&)]G2M! M13]V.6!M(\4Q,1//V___GFY;_/WKU_]O_]_N+DOQHP(@[X:-NS<]M5-#H[G_W/.05PUR!D M1?)8N #)%*^!G :G;:6/2E'ZPJ1H7D!_>P;[^N57M0IOROOU(O[[EZ]/Z^7-
MQ9.;I&T67EA(UI.9+2Y2E"H_3%;EI1+K+1^AO3(=*8]!_?0^UW/O)7()SS9 M5LOUZ3LDX[QY\EEX1",8B8!73@#I J 2=!Q+;Z136/.G0W!"7[V!$?K3-WS< M&G!:)#13WV)?6?8 @,M'EVCJ<]\DP#)>>:AI4WA%YV416:*W)B8YZ!7:$ A, M^99U#V7=5?
<.DIM8X:_PK]FG\T^7$S=%6DEPA^ -3=SF2HD?"CO,K<^1V<' M'7T_4/FM02=6^BXJ6[207P<)O/?G835+,UQ^?8_7QF^S"YP*+C/E(82:S ZA M %I-JQ$Z*T<;0>K6]$P/3F;: *;UT=!6]CV Z-OT*P7CFW*RQ/F*'*K:<_Z" M#H#6(2B
UZ"%PW]_E@U_9**3;8)&FKM4;3#VX*]2*DI1VUSIY 4HSB7X@!)T-"GF] 57 M=ZX=[LVM#!QN8MPTUO!B7"WB*#7BR]WE\28CCQD"UGH0J&?E!!HJT$)CJ.3 MS@===D70]\--?* =&$%[BGMJ/N635V^7BP]+_'0]=QM$L0F<9I'B S+/P7H- MWF JF9&1'D:F?.>
[TQ9,C(B)O038@WM3,\85QQ?9HEHUO9AOTMD;EE=NLBW: M0\:B*M&1AE!;-Q&^M4,; W.M;[P?G=#$,!K+5VZF@PX =6<-5Y3EHCZ(M), M%@&4\8S\/T%[S!3F$C]+JO6-[+T3F=B[::?H16NI=P"=>K>UF&_VUA6?+T]?
M8])@HLID3#FOO<,28&%6EBPM8NOG9]]-HH"\I=_&XZ\F?N$S7 MJ(W>Z] Q>PHAD8'25I'I50Y\?;3F/==2M>;8N#6!:4OYQCJ4=I=Q!Y;D_4>2 MW2^XRJGNG$R^WH4ZEC4ENKD_^7KMY]Y>]&RI[=G.+_1=H/VA(M6 M)\B5ZT&EFL- 3[]DS]&DQ-
J_)!YC'=/:LSU@===KFEK''>#\V:?/9XNO.=^T MYMY'[@)'2*:293O:_M[7NQ[A=4 Z'8]SK5VM[Z;R\JP"\,H(((GZE)1*/K6^+QDPK8F?2#1'66M-=)'3 MO+%UWBYG\=M*2! ,I7>UW;,@2:D"Z)@%ZQP*^A/*(L9 M=V":R!$DK*?5+P[9Z3G&SM>A9GGS<\-
!KV8QXL_G(82D31N MP:.JW0)S@I!<(=E9SG@2K#0G.!LRKT&X#]^:ZF#0LO.,%;*AQ;AC<=WE# MQGZQ:;CVA9'O",P76?L,&EJ>T) 8:F?LYE7%=E[78\,-PHWO'S=C2;@#L_3# MZ^^';K\ODG5O+^\7TO/%F=K98?)C/_I>DD9>SQ<76 M?HJ?9VL\JW][V2O3%X?
1TNE@17TJ*YP&+$Z"EA&=ST73WXQ5/I-V*<,@?T37 M"SVHO /DGRPSKLZ77S>2O=C-[_)Z1A,Y947P+(H"64)]>J1KKBF0N\.C84X5 M%K UW_O#LQF&OR.Z>&@D^-X@]"3^SWE=Q&6?SKI)KC/AZ-$]H35DIO-EO4*1 M%A0W-D'SFT8O([H.F(4I4R<1Z8YQZJ6#
[E:X]5Z.=MXUZLW\S=_MSFF$C[//FQSY9YQ_O4B5U\++JXE>I,V%%(X%FP%5-<^Z/HSQ.H)&)C$HYA/J M ?%-@ZD,@]P1W%E,H9HC9)G[=5,%$C;Y]45Y]^S%R0G^59,+^_:0VWFHL1GI M=EGQ.#QU*!.S@2KD"<^'Z_G7P__VBM]
M=;G?;H8TIT68I$308'31H!BWX+Q#T$Q9YETVT@XA[_RKBLEOJF[7Z7-^[CY];EM'"?(KD#]1]%@A,?JQ15 M@::IB:8(+=./#]S]9C!MX5!K3(VK@'V!=M+6+CWY_/EL1E]=O,IY?7.]>;9^ M<+TJQ:CJ@V1O=>TX@Y*6*EQM=Q:%-RE'YKW6N,XCCA!,V;O-
#"LI;2*SLM@?0$T/!*L M$Q.F^8/2@Q%&,R\116W1SFF%RKM*R1XU<%L9?QASS+4F)CD6PNAM]+X-8?0V M(N\@57I-VG(S^[)YV*>LEKHH,N6UZ$[%6B7,N8>DG DR2V%4<[+QAR;3+\'T M5NI^B!EI+]EW **;\[]\"9@0;?39@'",?$)3&*!6"-:QH(I HVQK]'P_BT[X
MD/93[R.OW':0=0]H^8ZBAXF2H^ 2;*YOI414$#CSP$(@Q]+]9$KKFL3.B)#V MU>H/69"V$7$7+X9N^8.O,.4:'&R*Q9=DM@\%;G7E/NERM[GD#ND'CLP;G?7<+F91;)2 MH;"@K*@I$F4I:C4%M*80-F;-;?.GD_?/9%HS=U P/ +$'34S=>NR99K-*D3@F7M&;D:6=V]=
[F]/=O_G^T',KEI;M!7A MQ"AXN9A_.,G+3Y>%7K^1.*[:8##-4#]L/9!]=]+@ *VLC9"R#D$6&\T0RI$' M!YCV@&],A#9B[.#$N;]L(E;Z'1R;#=]/Q'9CBI>'$3>$R/I]6)^M8Z;%OJZFD]8 M;YC@'HK;!)Z^-HFU$4JQDGEOB]9\ '1^,$R/)""[8J6E1"=OX;',$3^OSVM)
M7=X4X+V9YY./B_,5SM/)GXO_/)\G^K?GL[+^^MN&AM)[QK-VP$VM- Y6 18Z MW;6/K$A, =.0N]6M!^Z1_&-7 (TK]:FI&[Y;T/O97^NO]&?ZK]X97[QZN-&@ M^)199T1M?"$R.E!:5E8Z9\'X[%.*F[9, S"U_<@]GYZOUXE->7E_X:YV8$S&!PD*_Q&3 E2#I%X;
<1E50MR:)&CBU!CEG_/!A M60OD+M\%;H:]"',]S[1!W1A8 MN2?/W$8;$S<7?KM#'L/WC3UY'K]15A<-1=P'1%9/Z,B^6,'J,BN+GDLNZLN$N-E%VH*+ MP0$CKP]=$$;<)>W8!R??3V"ZOM3[Z_1[@.PIX(E]ZW=5]&=OKSV&][Y,PGOM M# /#'2,;BP)F M\W(9/-IBNT?D
,#5ZELDW4VBZR%+D,NK1X98IK1&913;D,?1#WY\FRS<.%)K(<$(< MI#P[?4G^U-FS^;H69F_:IY/5R@DC6,3*:\T]5%99R%X6JZ(0MCQ&\+'*\3\^ M++[\'_KTA== O_GF,-PSX.0WVFU]RGU%.C$:+F9]=:]O0HHA:! T9YIW]=>S M H$;+CR+)A3^6
'QCZ%P<[1IW(6]U;5H(+NI$Z]__')-]_O;J6$2(O0(4"VBBB MM7@GKSM9EL79O]\OSJL'?%6[)Z,PFAAU4/KX_#ZO\/^#[Q,_EMN+%NL!,@A#1T[:RU9&BWYDH?PV<'N?<'H*OZ<1N$P63_^ASK(BK?:N' >8HVU5XE MJO6-Z[T3Z0XXNRCY<>CL(/$.8/. 77YY74GC(IEB1
NQT!&L7/%0"_2 *>[1 M1B5-\^+]'\UIVH*CT4ZRIJKH %J7\U^=HD+E"U?D"68!*MO*Z6\CR#I[6E,F M SY.M4N?%_4[:G310+R37[_6BX>;LKAL_G"R^-=RMB:K_"?]T^N\?K):Y?6* M?EW$6?WW6AGS,N,JU_Y'@?/"R*!&6]V3!E#4BZ8<1;(ZUBN,05>U^\ZDRWS] M?
M":0$53DR;?Z"3X"\[_O3S_O([U9=:,1&BRC#Z'31N24%MMF0LWP9EZJ8V, M/C7D+>MC8W29[ML?1,W$VL\Q]E"=WK._XMEYFLT_U/U__Z43_.O49U]+\Q0Y MDXF6Z$ADY!D$B,'(8BIWN&W-=;7#-+O,"#0]'$=3VA&6<5^]/UV4Y^?U.N!*]1"Q&.4?AZJ.;AHA
\3#2'K"FF.2T$ZT3! >]1']&WNQ?/-YTTUS M_F$C\]N.B,]G]XAG]37'*R0=WN3BRQ2V&Q8E6)5)(+7))F)B((OS5ABA?6Z= ML-UMIL=1O,X-ONX:\0-HL /_XK%5GBQ^N;8FK\DRG/R9S[]D5R3PCZM3[AB= M2Q3R!6%3[7'-(63&0(>@L[>2,]N:X'[7N4Z+U4/@: OH-
E/J$8'WY,]%E?'J MM#BAK9=D!2Q'4%XCN$++)7$]Z[1@]*>)0'LUQVD#^X[!NI,2CPFD5T\\5Z= S4'=3Y!%!]?GB?'FQ0!4U M.A4"L*QU[4N6Z<#0$4KRQA1=VR"TYBO=>I+3)AHZ!NIN:CPFG-(O%PL,3LA8 ME(3H+MHVTNF!-0D8F9!>TC\VIW_?
>I+37BSVC-.=U'A$.#WYF)<9R[K2+R87 MI?.:O!D505G4X)(+D'..PB"Y/CBHK'.4H_]]EH.0:OZ&2-U1D5W03]=XRGR M$G@6&8H*G%:6'/B0_CHL]/,.H]E(H@._J;]&P)S*Z4=1XN@7YZ\?_;KTS>O MWCY[_?])C5>27C"W3;AS_ZJO\VO\WI1GB^6)<]]VGS?
WD%M!A^AJ= (4FET M)_"-LNBBV^S55"XO^#T?IO)7H'X>I=$2<>[YA),R!84;1B*^HL +:), MR@E>1.O,^'XS;MC-J(]QRUT5/EDN7I[MAO/Z]NBR<-MFI:R2"7C-/BMK/#GW)H(TO"B6F.%W&ZWN;U%'6,>TX-X#5G=M MY=0ZGKB.**AWX:+G7[C X(2O;;,' MU!$^-
L;$1G)R[2]&4$4'IO-=KIS;D1R=F_VSI.6NLB1#T:8^U8^)(DE37]][M+*R..HU03W_/1*8!75L=?UX,G,,V%^L% -XXB.D/; MK[-ECO3COY'S<;U[<@XA^1@!I:VN+1?@:Z*:1.3D4T]44P+*V;(MXSC6DN MH$?UJ/85]M0=[F889F/+I&@IA7[1(CD=/4_H!EB6'PPS
M<3O6GL*[E@J9NO'9[%/^@\[@QTYB'HS@JEC@P<;:#4<#"O+[G(M2*FDL;;\! M^!HPU'317%.5+L:3[\1PN6K$54WU%SS[1CFA7%1!D;>6"QE1Q5R H"0#$630 M G4L;(C;_-#WIPO%Q@)&$TEVX,C\T#_9)=?7C^R5,EZ;C@"'?"NOC=@X&(F MQ]^@-
T++R,3!\^@_G'4WW>HRY"V M0> MUIC\X[70_?NY#BYB<<>K06Z /.#1\&W!83^/^G.YH_L? X0[AE>RR\CY\ M%>-Y) Q8.@S*)L9('I!>\47IS7+7+:N[?A9BJPM8U%9'\!+2>%)- &"80JD M=4QRH7G2S;EN_RFRWA*SXQ59;Z/^#ER\R,AI.Q>L7?RD LEAB$OIOD M^:?
(>DOM#RZRWD(54_/_#B^)*SY$@97X@%P;Q6GC.JDD,#I5,#M$FX?P3K>M M19R@N'H;W2[&%G0/!V^=_IO/53%7U>)&Q:R= 2VJ.\R5@Z"]2Z*TI05$6D7K M4K+O)M%K^?0.Z&DCZ(F[R)W,UM6]?3%/M?3@',\VSH .+&IA:Z04%2V 10@^
M2.#9H[<43"7]6(O9H1WD[AW\9[E#W\7C;Z.1WB!5^5Q6 M@T^1E?=)0D#:,BK:7(LN-0B2D4@]%>]& =OCTYJND5T# #P&IX;:F-A'^K_Y MZU41[Z7AU3D['EP (^JK>BO)?U35]]ND&5,1N5$#?*'O/MP1&%]J;]%*EE/' M7Y MZ]/XM\4BK2BH?
+V8YZLR_[S\,HMY=4+G]PHWC63H_#[__/ELEI<;"RM%*4PC MB2G7/ED^97"8 T@3G.3.L"1:DU?M-^-I:5;[R(T>4.=B/"KM5[:A60+!304 MX'#!ZNNYHBDNB1Z49/2WNEBKQTN;[C+C7A);XV-K3UCOH>B)SVXZU/+G>K\] M7_^R()/PIER]Y+LZA7P6TC,=
("+#>IH%BLTCG4()HXV!SC@WI-[KAP,=%]CV MT?AB+/%W92)W+B<.*$2RUD%DA5:L$P?GR =.(B@=F21IJM',Y*A/#T:CLN[- M&3B([B>VG'L7GUU?OZQ.=W>3E;)'ZJ9)1(9Q889>JCD&+!*V8A:Y>B M,T*[K'NQXO?,O_.7U>/@?W(@3'WKBU\7Y^MW=967W?
M.62SH>4H@?'7L%/,0 MA+; 32E%Z:)=&/*&]OLO3YP]F,[[BGD21G9[\X?_]K,W[M4,D\%D)4"RB&) MHK#Z;%QY1)$TLWQ+D%Q\>6*OL@^0["#D+FC[=Q;?Q57YB_EJO3S?N.QOUA_S M\N0CSB^NN5<7)#LOYAK'^K[Q^
ME^/BPWSS_$=&#*Y6CJ"MW988G4:.\T@.NPPVV^#<74;6=FQ/K1#0>X&,K';3YW$^Z^8X 7!UXASM+Z5(6;\J7JS7.TVS^ MX2*E>VJ%UHA& 4\>ZQ-U 0 :'Z7\6*ZW?70(@9M'/_/QAD!$L=] M,-T,;?ZV7*Q6I[Y$=%8+X"'4]GWTX*1(8$)0BKF8RUU*^,GWQ3W+&';3Q?
[9 M&J/@HH,#8R %F55!A\@5!",\!7XB RHG(1KO4A+6IKM5K5WQQ_UL=[4C:N_(MB5WBG3=6X_"Y/#3*X6A4.AO;*$56E';XV8(*GFHA).![(.A?=W:R?B'O65+S([8(G,+]??@ M2]PB=>#2%VDT'3];T@>/#@)%T^!1F52XM$K\P]]2&@2/LK=LHY$.X#0*MP.&
MHD40AKRM7+ML!$?NN=25FXD"6>YL3,V;#O_D["U;P>H0["W;Z'C]UX./$0/(MZ NSS($V,8]E@XAZV@Q(:5DI5>&_],B\<6/?'C/8?7HM?%[*\6YR=/5\L MZ__IU&DN,VD!;.644DF1F^]< %=/'FN\5O+@X5/3%7;N$#?&[\%]+/8&TW'? M(P^7S^45NY**^5++3C!(4/7I?I
\@[4UGLY>DET\OGVV135&?UOL !@__;< M 6X[[\3/FUOR]VM")#W$2B\RA3\>U6?W"CP/B 8440QVHG4SYO\ M,9Z8]/?2\V?:BWN [2<_%&\79IZ*5&P*A8-)&U(X5@F:8X%L-?-6*<6P=<>R M0ZVM\SS$WV$;[@&V[;>AO]B&_RA7D9WO@U);R7/;@HGH4M!."2]Y01*"
V8 M7($830/],>W$?N.T9*SZ;'\U>_%>>??A87_V1:XT?\L:I M_Y6,R?5+HIN*#D:1+Y$$F) *=IQ\O$K9;]+RB+GS(GC\61W$L&1QIU'DV8= M#8Y_CRN/'XJ/PO0D>*Z]@WVL[P*5 [05!$&+$IATJ9_6N0W7_=/G;L?;.!T: M@:U0_+?+^_Y8?
%;']$H(8$HF\3$;2)!:@2W%!2.UC\U?176S^",]P?6EF!, M//^MN?P!2,B>>? MW!1<)B//"=<#Y!:B5"HS8$P;4(9)\,4]2-$;%I)EN33O<]C%RG_ZK/E/E/8 1& M0_)/;@&VB;A8X"G"%:A!+*B!3 7!!ZJMQR3*')?[#O>_XWS L>_>_SXZ=\0#PTU!
(C%DY7VP25CM>"J$2NY3H1BU MMFEGK$!,)0@?(^;0NE/>S\(F81R3R8=$1WC-]EF&X#*9I9R<\44]Z?@_;!+W M'C 'Q.QX;!+;J+^#:Y[;C\PS,ADB)L!-DW3D!8((GR611>7 J;6?M5/R2:Q M%0@>99/81B,=P&F4QY8E25=44!0>*?*3I$[@T6<(&%S.C.=@W*&]_2-
GD]@* M5H=@D]A&QSVS2;!D. JG:@,B$JP1'%!972D**;;'E%P0&@C04&Q>!+'LKU=TF0?^\J.[BS#^P[H\9 M[=?IDR>KU?FGBYQ+9>"L? I_+"A0F)V127A' <.I*E8F+3;]F"D@X!0+>"<] M6))3*4X:9H'8N,OJW/SWQBIK3;*2+#YV7;2NJG]W\^7.;^8TP3S:KT1B$26
M0]D,C;ID"]PE':0L8VG*0J;HE=02B*?T]3&O)(]X"XF\FFY\F5(5\IQ9G>DM23[H;\393>#^V%O M<5[,,&S.R+O1UFLDZ:UG7W+KBYSA(Q[B+F?'J?=QG4/!->/!NIKI\16?$ER1 M"3 ;&[@P)LE_KG/N#^N=LXWZ.P&;F=Y&4^Q6"P@7;04R11/TB,1^IRU(^G&8%IW]?
TIKW.V L&C MUSG;:*0#.(V2[.7"Y4*;%[1'MR[:V%X+,R]0?8?L)YS/?145]Q40N*<5WBX*VC]9ILP+E8*-:T44?T MW"FY&P"WGLLT*&T.BL?!-JZ&^D/D157B%LL5*%B1VH#5H*G(0*]S[$AESEQ MPTCPNP%RVZE,D\4],!Y'U4]_<+RQQLV:
[UGHY3IC,B9B9I!%Y4WGNKZPSAE8 M)@^H&)V8PMUP.'@.TR12#PS <31R#.'-CQ/1.FK'J^?-4%>&$H7@C:/?29LU M\Q0TVH,',W^;DHM]XO(#ZW[JFK75>O8)UR3SY^?U9=IES]+GB^63LJ/JO]_> ME'?O?[_1A?HTB2*]+@:4)Q]>:9[(@"@'2]3 6A4&-<+ ZF MI$F?
#];U/<75Q[*@I68I)*EL\]OV>Z;1>4P_.C86;175 =:NI''1G#PIXV+0 M]1$I!X5&0/#>58IU+X.+B>G6K3QOCO^SY#/W..!WUD='6+K<62*CUW7.1?L(M*GH&(=@ V97,M]);J_A'4H0_'*@/*.RBP<58XNS M8#3(F=J<4&7KP0;!*"Z/U=8&"<%H"LG11],/A>1V%W?
CO=OIX] [L.Z/&>VO M*_9I_-/U][F>5C%Y6SS>&GS2@_1!!9([A;K[9' #&0&(C@1M7 N"MZ8#3&9*LMT1(@Q_],\Q$9//FT.)^O3T4260JC(8=*E]--!D26@"DO1(X4 MH#DSP-<8;X9'?X&Y"_@[4OHQGQ'U>]J,N^#GI]:+2\.UR%O/5C6!E+#WU6N?@
M*0AA&!THIQE@]@:0]Q*20Y&*Z.6<&<+'>HW_]/,E9T1HHQWI>7#3H>U.N;,?] M-$H?DA<%#*LO%96NM&]13$7 X+-D*I4A=:CM9G2D+/$3G@?[*?68]^_F,U=7 MN]B6 FH<^'I15.BM>#(A0:]]!D]\R,"5\H$KIT0.%.L/K.%(Z=(GMO,M '&L MMOWF87;-
^/&FG'S,=Z1R]FVAZ @G*V^9F<[A?'977].;*B\$+N78XJ >'2 M @KZH\R^L(R6.RL;.SK#9C8(ONXG@^^(RNN>>.O=LY,7[YZ]>O;ZY/V3/UZ\ M_NW]VY=/?NN>?/[HY]J6F ^?>:-"\EN8G*=W>3U;;E#YK5KWN@(W:,&]#Q$(
M+);,5B($8BD$2!0*$R8K6Q>G;#&]?:W9KOQE/>Y_1B3%;LJ=4C>,+XXO73-Z^>G3SY_Y^]?T^?/:<== M\]?5Y)DWCV8LY_50^P;_J%?[N[N.V([3U*/=:7R,G\WJ@>Y#,I!&:6P5Q*+ H"M8X]Q*4I3WCHE;@F4_, M11]#&E+N[T[ILK71Y_3<2W(3)DA2GIV^S!_P[-
E\/5M_W=09%^3H*UU0 MSO7U07U"[@(K8%)4N;BLS:/7/:L<_^/#XLO_H4]?0)E^\PW!]PPX'9/8?EI; MM!'AQ-]_F/5E5;%EPN7@%#!DF@YEF<'[Z,#'S)C2T?+R6+G]CU5_<[1]+ZW MNA8-9#?Q#<#3DW?OK[BAO/-)E0Q%U@XGSC!RPW2!A"@+"[JV)1Y@X;]]<3]M
M[JZ-Q=ZBF5BA-PS9MYRK*BG(S!)X6U^E6:@V7.?!?\JPBHW4->6;S"V9M(4_K)8_/MD03]P,OM$.OEU1I\C M[<:\NKQRT-EB9AXI>*P5LQ2P@$LB0W!"&"6<,3B$N'_D:4[[6&!B]/<&@V,P MY;]>SHM^X,EJE=>K6B!]H8]SL\6?E2;\5.I0TR@14.0:#9$N4$H.07IDQ;',
MS&C7(SO/>MKW L=A]%LK?_J3X <+W^SQ)^F_SU?K"RY<;Z0(7" P40D=F:7R:UDL-TQYEV4VRENOH@46F '%*T41,QZL9]D(;65@0][";CGL MM*7R'?BP8ZJIEVNN'TOW:G&.]I24$7S VA0A(3@K2)PJ(U?>>]$>-]R[PWF/S6XMC;[!(]0!(W.I 6=4\U-NP".F0B))RZ9
MT4G'. &N>[R4.Q94-]#TU,T*Q[J0N7P<>9IU]BJ;ZB064H%WHC;(K6^1N.(4 M>IAT][,38GW[E!P9%9^R"U-B$YR'AP$%CRH4 1XCQ*L)G%8KY*: MU/1W?U]W;.=!:TPZ^,IIG!""M[7/2B43*2R% R5=>K[,
M.Q9PJZ7=;A%\GYQ/@S&UK[4!P^B04CP'P)0$N)1T4$99UIR0M M>VMR=XP>]OKORJFB[953L>1%!:9 .1O *_J=]L;1?\P$/>3N9=MQI[T G-I5 M'E5+QW/]=[4ZYBUR%BW!JGHQF LX$BR4$)+3Z&100^HNMQ]YV@O J5$XLJ:: M6<(#4')4(6RTL2CO9Q_FLS*+.%^?
Y$^?%TM5<)&V*X1H"G!F MR>7(E;A9;&/XNF?NV$:7CS)W;"'.YSI@[=/8E8' 9H!,UXI$D#<6 (47R)F'P M^K'F',?,W+&5UAYA[MA&A#TQ=XBC'4AG' MRMRQE;H>8N[81G;],'>P^IA*DYN$MM9+.6O ><= HN1,,]H&<0C?=G?,'5MI MXW[FCFU$TTM,
<[.&2029HDT&N&>\TBPR<,H'X!HUBMJ-T[#M#N^7'3)W;"[&*R MFXBL@V3?=QGX9_]S3EO@55Y_7*07\R_Y*HGI9,'D/:V+4XRNR-:!+[3,5*)* M+K#H?.N^C$/GUL7IOR,"OB>4;*^.R4ETOUO5@\F@U65YUY-YVE3"G/J8$F/) M [G-J7:@M^!
<02#C]XO,NG@7!EB@W6?0A9W:#UP'5$%_4+OW#KX&;M=!_VDH MA3,7"T1>3VE>F\,I$JPL.L7H@TU^)XS]>.AI]H?&!U=CH?=X3C[%S[.:P[N[M>T[1H;.B) KXBZH=)A!(>@:8T=(7;Y-L_A9S\.2F]=XYS$G91"$](NVW)2WI
ME%Q3BY%AK0S:T%0'",$B:,FF4Q3X7(8#&TOZ@GO0A]GOT[%@LU;R>Y#!0VE,)79!N?+>H MUWE]Z@L/RD0#2E&,K(QX+2VP)Q*)8=B4VSI[."^>4Q3W7$8[&PKYAZ-T,L9 MAMG9K%[*U>4H%H57M;>!TQ2OUFR+0V6!NR(8I^C"!S4V:FY/:9KRC,, : _A M=]^1[-
F3=Z\W[;R>O7O_GT_>/=O]MOJA+[6]B!XTWT9WS,]P.:>0OM8R;'K4 M?6LGP+F3PI,-$4@^,(7SY-($#\(BDFW![.Z6G^Q?]/? 7/;N*AT_YG1^EM^4 MNR/\@]M9_.7KT\6G3XOYTS-<7>9W,29OE*4 4\M,AZ^(0-M)@Z%MQ:VTANO6 MMF?
K24[_+,%;K[K]CR]HB:,U%;+]>G3Q7RU.)NEZFMM;HUHSV\N G/0GEL; M: V6UD"F%[QS"[(-A21I4Z#.M?1(#> 1G_Z!K+'QI\61R.K?-%8_AUBZ/+N M,40*0DLH8)1TH*(RX)F0%()ZP3%$F=@@D[4#B]:\66^GV1] 901+$41=8GP4XK0&\D>.]K S'K%!]$L_P#D'P_?
[V@B&*^IL_2CWRX2KY?K28F0V;4.<@.!9E8-."B+*#I"$]2 M!9&4_8&G&RD::[*1H#%"(+M(+&\Z81]0C^\L:8]I8$(3O;0'+1*,$Q*]CK^K=ESU-MB_D:/^7+7:DP M6.2:H@G'R<*23,'EG(!$F:U0P]74&GUCK&-:;WL/6-T-
U:;6<0._(KEK)*C;);R^WRV7KU[__OE8@QFH;+V4&FL:&_[6]&H,@A7 MT!IMG&*#D@I;(/#1"4U\>/>&PG;*ZP")]SI$W^XI9/11Y&R!(B2DU3#RIPMC MX) %(33#%,;.)-^>T;0,3(=U)!OJIE>D7:>>M?6F6&5!*559$XR@<-QXB"I(
M72(KG#4_=1^;4%\9^GTT/P14.ZFA#PK1.\MYX$6Q54%G%G2]":U58;070V((MDK8F4\G$W/Q2:-C,.L39;F#X ODRRY,31S M3G$8_!>CO-"?+]Y3TSZ.CXL M#Z[<+@H#7^?UMX4_^8*SLXO573B[FR#HX^*,E+O:G!^GM@1M!).0U28$B@E\ MI&V;2]3<&!%<\^+E+:
M-"_NWVJ"T_JF4R!H1Q!OK\XN(^[+ \0;Y+6(HC;3H:U/OWA+GHW3R09K?<[V M((G":2UC!^C;7SU=HNQ28M]$)#E'0SM&*J6K$UT C:5#IV1.X:(T([0->'Q* M'9[)XV0,]U%%%]@:[AS?76IPH@3D!D*N2RV1C+61E:>0!)!]M%JV1MW.D^TK
M1[07:'8.;O;17P>.X8TL&+>,/ 6GP=:^&12D1=][/D$*)7J07"CN,8ZU8TXW M'DC=#V<@MY%]ZAID]2BE4HN:U<K4!D=6U06*&B,B9C*H60_Z3@>P"]0?7 M=S_-]+<6^&D]BLZ9DDBRKO)U\@S!*@FI%(LF1E2B=L-1O@3YARW TK>R47MU%<%Z'YO5%@E=A%\?
B2E*M\?WTG*%$+15(@#R@U)_K 9[&AU*RIY[8 M2TI\ #]^)]KGUCD7 $N4:"*YF#+F!NH.)>T3BYSC4+W(9D]6!W^OY VOX1L MAZK"QVG30L_!Y;0NN(@PM3HW)@!_E\(UJ$QPDHDDL*L=&=N1Q;;Q@_8F127A M#2!HL,'%A64(QQ(8\BY8#'9]5,@IGQ XO(D&
[&VTM5\#-K RK$RZFB& &MA7 M]*D.U6#MW?&7T^//G]X?G7UX?WH&O_[RXG__CX^?@_3D]_/3GY MO/C3H\^?OGP_OK+T=DG^$?7W[Z-E\:.G5U^''=_SCY-4C>]6C"W?Z.V0W-4 MM^';B^)7]7';)PC:N C.0&)9&O\4"28KKR&5/"
M5W^O[*:MQXD=A=PM49D4@R$>F:CS=G9@<%,%-P(1R5%EE36UZSA66&AC1]@ZZQ1U.=W]("^C#(EH M7)9]>+WI!?L@5&<=2_.^'N8(<CFSC4<3];1CN[GOY8O*">4QX2SW,1%9G-C)_-,5>$_?;X[N7/ &@@J?)LM>YC>7_7E(Q/- .#)>9M@\08[D)E=@ M&H:8]!-
>%IQ/Y5\TR\TV\U)MRL/J%!UOR MIQ^W/[SI+"5M9#PFA@QC'G&/P0(@.B&-I;!*Q!!4]3K0/=AL[!'4T)W-DPX. M(ZS&K<=/IEVX]O/CZ6F2'H3FS/$OV9@7+MMQ,>NDPV ^2*8LXUQRV&_RB MB&0>2_C)JEW?1WV>,M"NA7U_F3Y5D)X -W8'ORY,SI,[,V/9-Y-$B9-
WB"J6 MBZQ,1,Y9@E+P$)A>C28+^#_&>,L_M=QS M(F [V&CRS$2<"Y#LHH&(3(GFD1]%KO]3VNTF%=27?F_L!C,%!U9PT_4@GXC, M 1Y6$625!.U-QL,*B$#*>*\3%URSH@>UX@DX#[\^E.$$A[?*'(A$1G1N 1^>H*W&N1OCXK1/%,Y*Q3(N)DBD(R=
(T:2(AOU$7.VRN@VL#$EE]I%Q5Q_P >C- M+Q9HC>SXKBD?G,,9H>55"V,T^.,%(]\V,[1T,8 MPU11BRK"/P!E.@5)+&+L/^78:IS-EGOC=H8+#2$QCDQ0*>>DPLX /Q %ZPE. M8+B)6#N3?"M#0^FM?U@[J+YLAJ!H-[S?;D#CN1)6Y'D#$B/.E$"6>HF$3. '
M*FNH([45ZR$#C4-V]02[]C)[H]QZ;F!*X'O>LG][E+) *6)=)Z+HD&!3TD/(N:_CY"Z>H@U%OB7;K)N!9IC'+W(?3F(05Q$B@S\ M-Z(:[F86C12K;O9:F:^GWMB-KB+V"KBUGAR[//U^CMW%U'Z[''D[7IQ\7E&6 MA.2(B?R2[V1NF"
(DHH1$E8BVIH]'O)&!QOD.+QAF]2.#UHIT@\3#)=QN+DH= M8QP\.D:S$1X2V/?:8Q0PH40IZX4N>GE^3I$V,=#.<:XDV*XVRHUOFZ/YV(($ M?CY:OD50R4GRX)9AHO(47@\.H,/(FBBP9C%)(@JNF16R#<5>1TA='<2:YY4[8DRA.UD8Q,6:Z,B-J72/L1U79AC0,(>W^\
MFLOZS%Y]LQ_W[+N%/!(X2X$UN%"!%:1!B$BY[@+.#C%38FH'Q%M$W4XC*3W M1ZNYH$\NNS@9_77T_Y>1-BRTCS8@+RCXRQYN)^=VFGXVX^CU_>W;*?N_^$<)'(Q>L0>3_4&EMI[^UX;&=WUQ F3 :+04E#OH; \$!6*(, &VM!90FX M.@7R?DRU2-
CR=0B[!UZMPWWSRSC]G/_*_81L(9(6RA%$4YXFE6?%F_R&XL"7 M30$<74]H@;C7D"Z2N7H=,N^+W'"> M:%-S[?S8.(2GFN!4$)NYPQE'1NVBM1 MHI'H1 6ALGK!<0%?;>Z*9B]0M24U .U;5H2<6Z\]=\8@27V>L)XGCL"%B(1+ M1 ACDPBURT>7WQ[$^T-
%]3Z9/[\'Q -0C7?=;'Z?C&:U=NIM7 M,_@MRN U"SPW.O#AR[_[(_&H8M#7<(Z.BG :"<,C/8\)\+!>99HLH9:':RN MG:XG"UZ<*@Q-2ABN$"X!]8MMP8E<(FTEQR;LMED_SV*0W<1]G/%H;L@/PS- M65,*98D+46B*O&<1<96&\-[Y[)_&% 3'@M1NY[*-
GW9I"75UISKVPVBL6A+B<$%& M^#I#RND_4I*9%Q**#*E)%$A>.R&^L@QK'+C/6S6@TE]&.?8O M(DPC'JQ .BB! G6.$D\]KCYP;"ASF>M+=O,(YEU@[C&>=E[W#4PPEK2#/I7" ;/$7,V03&FI6A+./^4&]@;1\Q^JC&7A#WG5O\I9)^+&[>G^,D3NT8 M[N.C
(;=*,>>Y]/O<=$L<1;/E=:PI-PFWV-P [5*2"=P"&,&1E,BHZMM#I7P M]0I>-OKH5771#."V6@Y@6++/8<]XRP1*BWP6ZAC2,4GDD^':1P,F9>W_/)Z'^&[?G0[@^;;."[$ EOA*J/UK\6?GTL,#@B#4YG#E] #C .ZHQ;W[I9MTRZ?C MY=EI,=,^\("P#7#7.@^N9R!@_3LX-
R/S*8K:K0PV\=(FS_5E39^^(AA$<.@^ M*^4CP/CAG]>C^8]?XORR"Y\FW^/-E-+9.>%>"*(-8HLR+!EA19PGI()VB9#$ MJ>75S: "QHK43+]:-:LOG+YNW5F=C@M/\E[R^GZ%WRV[),7P[]UH,O\-%I@[MX9\G)ZFW&):GL8-?M$(._%4DE!%">B49I3H=
MO/UIM81NN;KCR?O1[%LW&V70CM/7:,CV:7=[,8WL?W?P\!F$9E191D^ PSST'C:2Y^ZFB&D>7 JX]R_59ILIT\/5& MXNM*93 A^C49[BQ09]T/*-A<41^)[(MOX*1Z\LG^$^?/MT?U782CKR_OKH>9SU^&.I;_O4NW3?]W[_"H.+'ZU89' J5 MGI4&.2/GGI^CC?
SDJW;O,LCMRR(;)Q%$D>*.#4Z9]5H1"67V'#'5-F MJF<26_?CKD\N;\D7?_IQ*YP)5A)V"+/+""X\Q/1]_R\LZ MSO'RQ/BQR+>VW"9E*5Q6.D^^C"(BET--R1L?-!9:VAIM$??C;MBZV4M9NA>5 MW%!U\XN]BG<@ J';3$],,,(D#=S7FH>S(5CMM M? D-*5'("N)JW1MF:5_F2
%?C]1UAADY:)G;G1(4YY3].()VAEA9,G+Z\8/ M#%![.HBSJXWM)YC/X/=O>Q^HS%-/ C$4FXR(65"AF*#3"2!]"0$IK6JWONO MMRO@> F5Z8EVZ_[&WOA2FH,C\PA2?/$%RL\,@960D,*S!MN%*UAZO=K-'T0
MK7E)HZD._JV5:&,'+\NP$DEZ9'W*R4SPBZ$Z()P23W"+66]&US[C$1W99YBJ4]@YTW[$$%I3B$5E@&RDEX*0DT2J72N2] MAO80>TWO+?6^V+4N$7[40=DJ@G4>(L:HI(@;F\VAW)HJI(BI]X&)HJ&P0^\W MO:^T]T>KL9C_T<'I!"Y[_,O.
[@ZH8+&QN9:9:L0UTTC'(!%52D<*_CMF)77@ M3RD/L>?TO@+OB5MCJ:]VS&;4*26I0H9I4%/O5'X9E@@3D7-FM%..%XA\GQ[C M+]QP>E]Y]T&LL;#O>V6#*WWYS@+IT61Y(QDB!8V"PCIXR#D!'-81/7)!,4P\ M4S253'O?]HTAMJ+>5PVJ83F(%N2/C1,6HO4TY);:-
+=JSM51DF&D,!>>1RP# M+S'LUI >8F/J?36@+W*-_?RBE\[[4/Y*&-]@&HDP!"7A+?BJS""K,0/01!2. M*N93X"A0VAX+O5WB[P6'G@;E-&8HI]VBQ FYHJSPB MSBHJ'(_>OE32QSK^AOV@7$EU=E38WG)L[3-?WKY"W#TB&&X,4WFF;$HXC*S&K5\@.6W/ZR["K
VAC73BUH_%9]^==9R=KE.#><^0U> T< MM@H8A]]B%$VTT1"X"$]*C%;(#ON%I:HN] &T];FP.!EWO0P4".*\)U0C([*? M$ (8H<)%)(/R@A!*=2IOM'>]2W"EF=E3]U38'\[FTZ#!:P1$_P!%GKP#7*?+ M!H)2!NG!%D3@)-I< Y>0=4FBP%2P DOA55$-XJ8/M(N]O;AZU
&Y]=/+XM&(M8?RN&W=3&SH YS^CGW\^66H]9_!_@B*YZ"N01VP[81P*BCNKO6!!EAPBSWVG M70SOQ?6F*N3-.W]\ZZ;?8!7SF'? W:6IL>1DR2'+P7\+H>R MA$D,)V8X7LV_7JL;:TBWB_^]N&;T!;:U7HSM:#JV?\2'_%/PMD)T&A0YU^>;
MR)"CS"+"36!>4>U=D6*LH=VFQT8;S>@+;>N78OLCQ,E'^.R/Y>Y"(: V:R(0S+*9+3W^;VL+ KZB&ZCGA*MX]#[8]K:DX65 MG723.]9ELI$1Q1 E/L?MU3<(8YR?1^LOY]&Z&4\ T!H4# M8A(\<(ZI1-JFD"==P$EH87FK!9;K#9,UM,NTXVW$1GMCVWKRW2C-
+\|N1]/P M.+CKO)0^.!0#P8AS#I1H2T KZML^8BP)+XJ,K9,MTXFW$1OL@VC[<\=6. MQK_;Z;)T/'&M.<8)$>%8=L^M" MX-4;,"82L06K.>+<4$"#IVX\38@*FY*0VGM14FBQCG99$MC;B(WVQG8H=\?[M98'H\BG(QX@-M1Q9R@Q:J+JVFN4"46(\D]BK$O-SXP?
M.1MQ$OKH-SZ&"$8 M_S(:CY?YCB(J9E1 E."-AT_WQ;*T) MW^WX+EHGDR%,Z822$"1S:Y&-BJ- E;!,>=4B7GQD&:9%KR-:.C>6+:NXKQ- M2GN8 @V.$:S2&!25RDV*:$!68(PD%1'N2\? M<71Q.9_].KD/Z8N@E(TV9Z&%[$5)BIR- BG""=Q_QI+5&=[K4S.>4"Y3C+
<1 MY^R):^,#XW.\L/[']@OGCR=)2=EH8E6#MD2>=RU5S9PH!UI"G5&MIB!8E^9_K M:)=IQMN(!O1S9ZXMC8TA<"+=^)E4#8E'4,>ZAR9:2(.>\ MP)99[7')"?&$<)E"O(W(9C]4FY\/!M3Y,J>K?K9W%Y])CCG&+*+*)-!IYY F
M,J+D;5HX4D*5O'^L)5Y6UOA&8IN]T6VM'HQQO1]E[0Y?T*X3"O>2DRS#ZKMO9#+N+@)[]*;/1$L<+C[]6Y MN8B%L\Y:Y&W0U"IN<"AY UDA6Z80;R.\V0?1Y@5&H%33[Z/XY\,**1^QI@0< M:N:,1USYA&R2H-F2PPF'I2CL1KF.>)EBO(TH9W]T&ZO'5Y
.?/SRQ$[_^&WI M6@,8QA"7&V]C,)WS82=T0D)[HW347*SV>%]K'&M(EZG&VXAS]D6VL6+\$]>C M,+*37X#]A6[?OODN;23%-"..(SWX$VG3AVT1)('#LYXTCR4]"??_I4R=7D; MP<^*>]@PLHOHYF/8UA [*YG#R;?WST$86XI..>,FYQV!+:V\;FSKW3$Z$ H
MH/A8>WI/7=G.49FFO?Y@Z@'DT[HLX;8 Y_1&7,OMHD4N]V6(2):?H!-@0[1& MR7)/*7,NFA(O:"WQ,EUY&X'6_NBV=I"U5MF5>Y(Z[YF-WN5Q =E$HSZ[]W 3 MQV2Q@&M8BJ+[:P/Y,A5Y&Z'7&@@/YU'W[,\.<#N[O%^'P]K:W':>4IZGR?O< M$@U,."]]H$)*
(G2)IFS[1ED;L;<1C]V&=>N#A3'QI"!'&!Q=Y XYP_.C Q9@ MWT>-;&0T,<$,+]O"7D.[3$?>3%2V'[:#>.,CG(B]]B/"@(\G$"Q"(YYC 3;! MK2D2PQ0')D11D>0JW3*=>!LQV5Z8-C\K,#N;QJON[G72D.0LQP9%%L&"XAXC MRZE!@G*PKQVU5I8]WZP0+M.(MQ&4[8?
J((Z(15"9+5^LA=.*Y_+-X QP+SW2 ME.3AYT+1P*2EHN3!]RGE,J5X&P'9GKBV;LMO)Q=QT1!>&"^%=#9W/\CL]X&?]T%;_]ZP+B4N9.I@"N0 M@NKS0&#YC!/$,/9!,$]8#34$__"C#2W$Q]FY$MS9] F23"?$?:+(<1; S.$)*INH_'%@7U_$W[*D^ M>ZK*C@K96VY-
$]]6+Y8E*_TT&9P^VTDXCP[L'24\ M,B1F-\"D4)]I8D&#R,+)DB!K+<.4:FCI$9BKV7EK7#P10U[+%X=4V58 MFC$ H^9@@"PN2TV,TCCGMA+O<@\(@XP%U\3*P+G4+GA9Y$@.89NT-Y(&IKPO MM;5VU]2WO*TV7M+2:$ZP#4BJ!"BIF
$*$GF>@B9,4[,&8186@6*GTQ]YI-!M?"T?/O"W-X%P)S]31&#<"^29R ,O)4=.8XDB"1$; MK0-FN(%OM.=RAITX\')1]Y?0A@'<5OM"<:X@&M'WY\ZT64K=(FV$GRK_;PWWCU!1XUB8HACO/D0>DH,L$)1)RP MQA :N&WQ_E#*__"#8:]E+U31D('MCY^GW6QV-
%\N]3<[OH[GA%DM?*!(<$7 M_TH8N6AR-#!)Y;TDT=;VY+=SU"9:]7ITN+<4][=+.G H:I_9ZR$^9\EXZ4E" MF'&=Y[%9I&,BB!'K-1:!]E"41[??0;R>]6%GS50WGBM(9F 'X#;P4OQU%L/' M;OKPC\FY<C2:S;S=)<:,X@S^Y MNOG2VLB0W5R\T F]TPAY2*
M'LM@G69%#Y(54O:>A;-I]N4D"IC39P2E%< MV#[;:ZEMU52A5M3WE,@!56X8E M'D0H'D8G;LMO" N**^&0L[E? UC!N?]+0#%X@3WQDI+:8: BQ@:J;ONJ0W=H MV;2N3+FK E4L*<6T1Y3:D)LG8O#P\!_<'
M=@C:L%1BE6+0$2/K<0)F&2P\"8R$2(HX'JUW16DLKZL6>B=A;:B%W@6YUB6Q MCVIY@PG&,@K*+2@LWC"Y:$F(@A;<6)6P8D4&S.NKA=Y)9!MKH7?!K[7@']7R MIHAIHN!<.D(5XB+D<0UPTA$GJ=*@.9%KZBOKQ9Z;\'OC=\+,R-5]Y]O%=Z
MXZB.#GDO'=CD)(5S73^CKQ_- G:]=>C)<\X+"K3YM('V;R$4GV_N'?=U3<[&<4'_9T_M31Y$>!-L(? -[6B:?W3N?2#)6K@3%$^Y=(OEUHH>,8\5%=0:C4OZG%9BIW4. MWDMJ4-=6F'MK,.SA49=;0T_G_5LDAK!((9\]!/?]]11 /UE\YNZQ(1HI.7$)
M.69R5:TDR.:QL9YZEBS1/I*B2=VE'VR= ==($P\CD*&E;]S7+LS.+]?=]<4E MX!9OW[=FY]1Q*:/6*)+<.TK%B+3S!A$>I,XM1Y4^8$7^=N;:G) '5(TM>4/U MI#0(>_-NRSY, XU$!^:C1$$YEYO<<623EH@Y1GF@F"A;VZ%9STF; Z^%8NV- M?W.C[\'F6&*VR.
(\]XYA..@C2CCEL<@JY6:G$ED:/,'*"9I*K+A-]-LXN(?7 MC6J8-DR%7;2_!=/1/X'IOFHP1*.I)HB2/+B#8 #)BY!;[4 QR=82X%V;/]* MZW3K1@931>@'9B7=]/RX_^_3;@PP)6N$, (93&R.(0%,.< HJ##&>,,#]=W6 M8CM'[>RAFI+?>%?U%L+N2F5NE&H2+W(.6+M
Q54WG8_^=;N?OXXN+@&(7V>Y M;.%Z$CY'.XM'LUF$*QRG0(WD"F$>!>+68Z0QBPB L-@(HQD)! * M,^WLN1+SBK-9[VS=>^6<6.52D\|,8GG >5@IXC(D -_%UD"%]I. MW!!1,M5YXP?:%/8?\)"J V5OM:ABY]>*$ULB@L-&(9'K5KC!X/1B\&^L]E12 MKD42Z9
WYAY!_^HJU]QS:"',GD'_#Y-:M^1CS)\M%GR(-XF""^$]HH+G*>P MNC51(Z<-<4(D+6A1@_P>[ZZ[\-OV(>&%WUP/)LB!^<;:EHIP8)A)9&5V.=. M9 P9H^$LB,H[9K@1ZH!5GCVJC5_L3?5P&K)S ?(NPAKN:^FF>JVU,=(D,=@\ M C'GZ$V///B-15$Z"HL-(JU&;\H?47?
@8UAOJP?7R!<7W0!>NS8VFJNPY >_M__#7MSB9Q?.H+;4$#!EN\U@_DBCX;TDA;?(8%Q;D.NL5<#^QY]F :5MI; M\##B;CS%\=GUK;PDX11T) 0#E%+EF:4X]L@H*Q#G&"/CDT$V8:V)=-B& XZ.*&%Q<"^-AU*? M71VI'I)L'VTO7N7JHX*VB@85*?
(TIX<(!M<&+!L1RE,BWE$NXTLK[#[//"_Y MX#@4C>TCR_8J6V3IK#YV.$H5LRPBRP7@B7U"A@F/,Q."Z&"*1H]O^MW!_?2 M>& 5/+ALVC]$E0?8I$PJ]OQZGZ)#G%D%-T'ND::4)TE[+P<:#7VQQZ8!14-W M$5;C9Z25U[-'$8=6K".H 09*_VCK 5' TY1R0Q#A8!)\A21Y
6QAH" %AZN&[&!VK7>;!3 M[>"/C"\DR&I*NW>7S@7M6?3_^Z+[_F_1AQOR1_GX/QM=@8ERWX;O,=/K.FT^ MTLB'1&^4T8=['5S_A1T;:N[-?,^FF/"I\YNO7"T^<:=U>\.QF>*>9])#@K], MOHTRT3-8]D_PPS^JL/F4:I-PQ;.R6&[N(D0:WB*/^(OSRRY4EM<*S2:N^G[2
M6H_&0&1U I^=3Z\FX>/87E21U&.*30R_O>2T%HF!2"GO^'>369C6$],*R28& MT=ZGWU,L!B*H?W1_WO-7]P3<0+K);(2]!+<=F\8"O+M31U<+]S@GE?YFQ[VW MVS:Z368&["2Z E2&L/%F[\!,CF?=';NY?U/%W?<,_1(YJO9;L REPJ/0&(K1/DS#Z/@K7=KSH"-
M'4"NDVCIEVS'OG@.@]58:C^_Y6K9U[K6) MUA%L)]$-F'=E P@X'JS_Y?C!.H&1Q_3;NLL%^VBK: ,0%BGE[#8G^PLAFP# MQ@ M#@O>CKX]>/'.[0!FIT=?3P^B%L]_KVW__Q=4CV+H6]M]ZRY=,(3R"NL[44O" M)6I@#F9C[.U&K> R!-
'].@G3\8^+T^BOIZ,\9._H:MY?;FNI%AWMN+W4MD$R M!)%]^&OJ3Z8C7V%_W9,J$LX 7B2?+'X($OD9;H#Y>SN/"^UH>C/?NK=HUM L MDM$ WB$WP]%86(]W]H]?_I@O5.G=Y>3BQ/<[]IXA722ZMD^39>_,-0WGPW3Q M7G"@%)RGU*NDWSS#=(74FYS3^CU.?
QRG)]ZH@Q[Z7W1!WILV5NJR_T#\ZO M)=@LKKB+?!YNUFVP-#YDO\9%.F#V??(=T#M(OXY>,WEMQ;TK N&_]?/)0:R3 M4]'_7#R]\/)3K+YTDV^Q*Z&4!Y3:O?0N WK]IF%#^A>B4#R:C2Y*=B"/ZQV MP3PAW.Q0V]5UGHH&LMGR=#$CG_,1K,Z
MN4T;B39+!NUI>V^$H'T3N=_G$S]\?1L-OTPFX^N[,W34KTL^.(/-,L4W5>] MN\#66,+'UW,XXR>F+>UCM+-5)NECNXKRV)RY76>!#=0+)91NF^4MP.S;#D]OXZGG6W3?!@G9/4 M3?W"M.Y[V.[RG6:/W94D7 +B ,7^VZ@;WW:"^$=W%=_ECN/3'Y_MGX>0_=:/
MM7LXKZD!)7@.4 U@Q?^\MN-1&OE;[L_L7S_%24RC>>]DB;T^V.ZIO]8ZE.(Z M+)6 8VQL)[<,YUF%UL]A 6XT'LU_U+'=]OMBN]R 2D]Q&[+#\I5LD1 '%>MZ'],!O0IT<09^X=?XS^O1].YX*%]\ZD#P>K[(WBI622#83;I=]M544W6ZX-!;=2>PJR.F>2LNQ M[K8LO'V2#
[#TI8HX5FFUJX7>42@;0/@[5_$E;Y]_\Q/_SD_<33;A/\^ZA3_> M=WL\IM0LC6K;[EB[V-8"&(_OV*JS-5;)M;O6U\+=E:R]M5 N+N:+]J7);/*; MAGUU=1.WFLTG9R[W;#_Z-G;CWZG MW_V[V;R2=-
<2;6G9%0IQ&QBMG9_;__/@"+*BOWZ;S\'0)M7=HV>?:%6GN*/.=$6PL^M^G'R;A M8VYW<9SN%O'S=)(9?_=]&GZ?YK?T,+DXFH1?)]]G\U!! ?;^Z#"V_F[R[>]! MW5A7LGOU:7++_RJG]^L!8^/W:8W[?/^O#N/0V%M;>L/=6%U^@P5>O)^OU7=8
M!_SX3NTKJ,GN7VMF%-91C[WA'X'=.HUYR?@-OY/P]-Z\.?@^CL-B;>^Z29B]G\)O:FE.)1::%9;6T:.Z@FBL M5>^_AS [GA[/+ZW*WFRSS_^9^SKVGL\[+.YN,,4![L44NE:GR_M67%K'7VJ*(+60W&BS7EQO9\R']I=NEL>\AH]8EZF7OW MASM&:TEQ&]UF%N>^I^OS?
B]U9-[?C&N5[]]2:=4G9>\^MQ:*]A([_-J. MQS].["A4$M0ZDLWZH>POKRW(M,ZIRD_NP.'":ZQT-&ZBV:S-R9Z">P:;UF;G M,]'_Z/M%M;-Q(]%V'4KVM3*?@6= TEMP]N"$]"G$=;3;M1>I(,LM8 WA*+UC MM?]!NI%RN\8@?<[5YX!]GN=S/9K_R*--;J $]^9J,
<+M_2@!,Q%66TNZ.WZ] M79^0/<6]'Y2MW<:58^:WV>(260Q_N^S&@/+7>2U/*[]THQ]*(/M.LT4DW6FV$;G(2?!)D/)>DM'RJ2^*!B1WO V%CR:XZ? MO/+;X%<=H9=^HTC>0XH^[0C>X#;Y\?PR3@^\O]=_HTC40PI<[0A>ZUUMW?78
M3C^/9O.*3]V;]1:)465!+:.7I&\AA0PV@+*$$+\5:::/214)* A M17G6P=#<".EZITHN:13)8T@QF)7%#R/-N[+9YA*>:K/DR\2XI ".60-;^7PBCS9<< :=Y!L%]]5>]5('U-(M$-Z0P MR#/@#'7ZP*?); 1@GDWM8O+D=)KSIO-4A94(0,]1!%L^4V4N0>DR*@PI>/*I M)VJQ9[/?
C63[1*#OR/V4)]GT'T"PEF##3KC/R>)1S'D+&*U?"NY8ZUU+ND*J MF6RVHKU6*@.J+CT:C]<)77:Y6XF/ !9;>F<^RP@?W=>;[6'_N["_G<7]MTB M6O/I^"Q.KV;'Z6P:0+_J6/-;R#;;0[O9",\#T]Q2R%S5F-SXF%*S^OE=;;@U MRQ^*2,Y&\][F]2-2S0KA]Q3*(P
:2^7K]3@2[3)5DWHOLUC^#BV%[W$LXEF MLR+WW>3T#"3MP_F'D-D6LLVJVG<3V_/ #.(7/"5BV#LO,8A^(AN;]A"MUV=^#X"VXK- MZW@./NG&(P\+.)EV_H#/P8\^OJ]'DUNR8>' MI&OYWL]3'\C3\5:Y/7YI*<2K^6/8.CZ_=/-;5NO$^\N_,I#P?T\Y;\'O\"?Z M[0_R+\
[.XO_]'_\%4$L#!!0 (,>"1EKWJE1^ZTX +1R @ 5 8W5Z M+65X:&EB:70Q.31Q,C0N:'1M[7W[<]M&EN[O]Z_G=F=E:HHC9]Y]Y;ZHS7759GFC5:N+K+.FFF:_%MI>9"K%]S'369D\>/7F>_5HW%^92\=];TY;Z6W>?;_[./W_S=WK(-^.Z6'W[36$N
M,U/\]U^,>O+\V=/GQ>>//M/%LR^*\1>/GN3CS[]\]N@+^.]$/_U_C_\"'X7+ M^3.V797ZO_\R-]7)3./SO_K\R:+]>FF*=O;5XT>/_O,OR76M_M">]-),JZ_H M;>&ODQ]^F_PYK\NZ^>JOC^A_7^-?3B9];LK55__UWLRUS7[6R^Q=/5?5?XVL MJNR)U8V9\(76_%M_]1@?
3C\NY6W@/J6IM'N[QT_PE5Y_F)FQ:;/"7W[S=[S: M?2/_O?BU8'&:;],KAK]+#NNJF_O_,H^?P)=Y^>:?YV<_GV=OW[UY^_K=^[/7 MY]G9SR_?O'O[YMV+]Z]?W?S]OZ;?F*]G[XZ>73ZZ/EB"QM$WPF^SJFKU^^R M]^]>O#K[^8?.LY9N?
WOYX]N+GEZ^SMV]^/'OYKS_E6]UR?]>R/L\&U^?HA3K"P__L^";?Z+?.MF:R^M-?__&-7O_]S-CL;5V:?)7E M=97KIK)9.]/93%5%B>]MGF1ST':-4>4H]^K]9-&-X?+,5).Z@;\8^-:-+N$? M<"%;@_Y#M0@W;>]%;EH#[WI6Y76SJ!M2FG#?S+0VL]W8FL*H!J\X@N];ZKPU
ME[I?>V6[_[WE06LT#F^-'S#KSJ0M0:O@E/.7_!N7NYFNT;K M_CK$>W4CB_6?*&JU4XLUDXO5-TU.[!(6=WL]C[C(M)0ZLTC$N4PUGKP&=B?*- M*FQIVEFVG)D<_K_."JU*4G7T:SRFXVZ%&A)_9W7I5*MMZ_R"?LGWLSKO&D-: M$_[J="E]](,[]QYZNF9@;FE.
[\KXW,QV9M'_MKFML1&$?YD*+'IAR+*!0>,U M%T66+? RW![<$S5MM$97WN*%O/EZOBCKE=9V!#LX,6!1^=K"-&#@:ORIT6C] M?H,?1_"PO.P*E@PRP1.#7@U86].NX@?@/5".Y$50%!]__K6%GPN-LO(=BHJV M^(NJZ/*6/O"ZA7?Z2#%9X")4TY-23]JOGGX&*
[DN.*DC]OB+[;FH_/3I\^BXAD/S1UM[!_^^OS+[_.SKOY7#4KW,IWVK:-R?%C M]O:G^'#X;W7XOP==ONC /;6L<]N@#$:95G"BG19V)]L?[.1<(RS*>UVIFPVZ1I2*H6V>6/&K]Z(L@]TA^P++1P,2 MV%4E&@8R9$MC=5_NT)VI:M %!H/8"?P2[=&B5#DOO

(A=]LC(K[*QBLQ1Q+9 M9>RS1[S>(UM* J"_KYB(XUGV"")ZMIN0T M9:U6'T = =S3UHC%X9](+S^0R20G&U3(^K/@POA1 MJ]7K6EB)Z+%@+^+'Q'HL-1F['C\-.[V[XD+]]^Y@N>NN+,!Z]X(--08Q8(C8 M7I_>T?O=<)VVN3C_J)?Z4C8,WJ0NP0JCS85U4Q ; M^D@
_YHX1.T,)7W=^(0EH2(92XS;[A'ANZG_1\C,D96*/@*N/Z-/KW#E17@2<, M4VWE*C@;R6&L]^SH\7'6-HH2.+"N4?IN.3,EK35$EA!:6LPFW:26S!63#^!S-TEV8(_.>=,$,O=8-)&V=\DBPX)].#/2+%VNAI5RJ(
M'_(<\Q1P_J[5DHD=P\#A*"32QUV+@4I6FKEI68U'#YS5V:+1"[P!.&0S=:FC MYTY,I:H<=0-<4C>M]]C @W4.EI75?/0:5,VI#-RI!,\7ON7,+#CLG(MYP0?B MP_"-0DHE"G+V.X..&&F)9E]:-;'8!_T 4
[R&>P*XY46]W*3@+Q=$E0@[G.;&E0[:0\]EKY]VB)P2GNZ1<@=LQUIC. M!*:K7A61;R16CQ$*9HY%5()!PN?GKD(TT049],C.EFH9 U-5VIW7_0#);9F M17X>/D1XA@]@PZLI)?WGAH/JW0[2SE^_W(4 [>-4= PDA[TEV?]*P9Z7>B.T M?%RW;3W_ZE'XB!K;NNS:]8]L?
(GX_|^: $F9ZI-QH]7%B9I A/"5*I=J9?_R M22/@]]!>?H3"]T!1HCKW!/)B2NP.*51?,'U9:0(<(=1 ZC)%CX 9[HQ&#](M/ (*;M+4VRMP*L'@[]I8<@# MV!!R'=))=X)Z9$??!;#UO(9@B[+?1E6YYKBU'WZC'1|-&W"*99<89\-_,32C M<]#"57!,V7,SN1]7.NH9V./CD.@RL
;&>G6RX"W"_!%FLJHI&$&"0\5I!5-= MUN6E2UX,:"+XP*6I>7-0TT4;@+NX#Q#1W<&(/C_]](NK(:)GRTE[ZZW/ M 1#ZQ]^#[OB5:>%KYS>0G!\D)?D.%-T]Z:A-@(]MZJB?ZRN@L+$CA=Z32[>. M.-E*O[W0FCPOH],SN6RHMMZK>%5VI'SN.W0AQQA3=5?%
[RLKQ&."+'CI7$V.F[9\-!%M]K5=1!B5=HZ^L3'(QIW-$ZY(F7[V1VE MLV^RD;U^MJ>GM!;\H%!8@*O#;T#%0V@Z.B9W59<)?; M88NVN46$?3%5;A8$P6^H[$/5FFL\>L0NPU6FB1 RMEM@&:B?>EW"$['/ NMY M[L'@=H+#SQ(0^08'(;@#(: \=]4B^O=('6?
U)6PEN^IT+JFRCVUU34U1&01, M9:=]A@]V:B%55Q5GF'K@UB-].CT=T26P*YJ:'.4'O"F]]@]PM635\4?;0KA& MC?-'XV.\6_^=5,!E!ADSR/8"GV71(=-2Z&($6D5]614\E*!D]$;@]KA-A5I MK,;[PLU9T+@]/&U!%>37[+7*/8HTR% MKA>24M/6BBA%UA$+R#M4;JR
M'5E'T%]D^H]:@:%_+%L&C\3B&;* @_Q3?XL5%9B<-$HWQU5U2T#ZS?DW;QE M)V./C\I9ZPK646LKB:NMYW P3)-W'W_&[%*\O:2^!G3&+7BYRKGNXM)&"SB*%@\< M^>+2V+KIAXP;SZ9!^WNAN6S0ZZ%(ZC)#K1MCM%5X6.1<)!82WXHJG^!Z,0]1
MCAY\!'^=+113"LK5Z0'L Q5'"&>V]2@;"ZP?7CLLBYQ8U;;H4[A\U09@/BHK M"*UIZTT!:<$!.WU'._2?/7NR2]G"SXDT62%E!YAZ0H)Q.@R<@&5]B]'&(1(6G05T)\"\4?==5NA< M:CU5,-@U8F-#)(O)?_:-.6)=43)OQW3@ ?&^@XCWPP&_XP-^:>#!>#03_QR=
MY&EE)B:'XPXNOBI1.;N^V!KL838W']!=CC]FN(XT5\V%;]G1>=W3Y\27L;;3 M RH!E,5!U]^E*/1W.G>432P>E$'2'S#]S#!P#NRJ3$\F&+=(I1"BG%R[8,EM MX,&G_5-]R7NLA-SRS7[V6,L=V?(=\';C_&E7M:9$?\DSWHGGRW^';R9$-+KP M0$]L%+%Z1>78'CSB[6I)K-
S@9MD9 UJEZ MN%YI&SN-@&3H;-[4]&'VL/^1E M1Q7FAG:X;';"\0A94KN)<$Y]6L;O!-CMSRR:;,&\?%]8)'7'1]4?> M]DE7EK[3L4#MCP'XFC8W?BN+-0]C??>3_A%@6FA5>7DO>>13H1>ZHK65N*)= M+70_J'0K.XH4KB=ZYE!%^"+B9A*3*0L-,?Z3A-
I8DTP"T<^T;LEQ$(,=[MV MKP^5FS]=AU[;T#7'#WK%NE93W!M\^&ZZ6$-<[$@B95E4 !*:&.P\FQ'/F>, M#AAA]#3Z28X$ 'X9'^ODO.,G)EV+EE8N3]+*ARV^]RV>$D%0DX&;8P5IT(T1 M7(2\[ED.*UG/&3U."-]02'(*-,0T!U5
M;7(2+U79Z8!^236XLE:W!]UZ/^I69!Q;4:)]&X$=?ZK)> M" 5;E3FO.KW#%,'1%5[DNQ[DKV1F(=S,M<;/8=]C&&Y8H>U%H2F-&IM2L-!4 M#@A<(R(P!PFY8PG!G$!M50E;M"@5;UP8$#C*0!]1+PMP*(:5,$-M;. *@8O M:111Q(QG>H&*7KRWSO#%6OX"?9+4W-
,@S!A)#Q>4%G@WX[1Q[8(BYN"5PXA MMQ$X\6\U*/\,'BV? Z==5\2SGN#?D,@AL@(.\,Y_4!(!')3-/8D2&P#2%VV] MB$8F"=;^SM<^/@8E!*Y-5NEIW9]@C0MC%UVK#P?A?C=#Y7G=D<5+C.]GU;B\ MF]L0Z2,BE08?QD_:/9R">_$]"PU>9IP-Y]'4=E&:]G
$MI,^8SB.=3EEP-!C[UIB5R2:15]GC.=+NR*4Y-4B#VR"N;]DU-$_S'9>I M81>_A_W,OCCYGUTL6>]6N_.-*]W2W>NS>6GOV41=U@W!>^FLAA^E%-KO-=ON M%FQC+7&$C!L/HUW%T;&)"(4 +.1<$R..*"1X! .:K_'R$ 0(K_^KB'XK@*[E$E4D %2*I,H<_5_]NX6_7N
MK..8M25'#*E870HC>C&5%JF"+<_WWC-^C35#9(^:\HK@9UUL'XN DY&Y]V0# MJ3H=^KZC*[%'LGM[O,[O!S4SGCX:)A3IR*BK3O0D](K("GCR%#LD';(O".WIGGKKI9V->3 MJ2X+QOOCM#SD9_4D<%ZKOJP+6OSOG*I\65=%EW.'R6O8DMP.R0Y-A!'A<30Y
MCH[2IW"PYP#3-$0!-($M984IE[%&)%-9PWX[8,C.3>9Y.$QV5WZA%R(3V+A M0 OCUM)Z(6/8Z5032$BU5_M> MJ[#QT:X2D-4[O10@@_@6/YV3;BJU-A")Q;H,0R/J^].@N$3F3&[SF_+:>8V!)*/25Z \Y, M.=(_UU;DCM3[WP M1*=J0 >X&Y]F+\K(,;SN]0I3$%L>O6+/V<
MKRP%Y:,ET>9>"9V;*F^XFXZ52]67UD4$[@L%2&M OIPT]K*!(3M15QCR4/N1H_.!=$>=;H+]6)<"X\ CCQ#>D9@-+4=*E8N M =D^ H9!\L@"CV4E=[]&N-X3$N!=&WBV[>/2F^+C,G2+,$^>K1N8,G-)52X; M&Z+UE#6-E@TSY\#.ULL]7NNW#L@U$B
]+FG*&Y\,K8I9[9LU NNA$;^^6]K/ M=K*]X4ZCB*Y7K^B^/ D8L1@?X]#0,O)*73G+LE=C <,TN/<_?#,RZW6DI(; M,EWMK"'5XG+'PF7,.>&8]VK7?9>'5@H\\]-4]GG0Y]^.1"W#?-KU\^36!CNC M%>NXWI]Z%AQ2\F1T/ZN;>ZGY,-43,*=CH])
]S>KF_8$*S+9I$0@G4H<%$]1 M@Z^Y<]0T6TG7,HRC]'U[T]#U66(FK*FK:8D=L)A_PXW#3\)VP(=M'2I,4<\Z M+?52F+XHG184\<0-36IU5?@.>,_]+>_?OGL\R=?$WH(@KO*S+LY4^-;\R$# M#Z>=[?.^_8I9];R>5O"9$<.9L1(LTZ$HKZ5P!R9]:$4
ML)>V(L@-9N:Y](GTN=1-!WHC*T']^$2'R54'$NN92Z=5EBV.'&8(-NSB3H)*4+9P]OGV'NT]R5 M%:A0NJQ"U8-O-_+S#\$-=F%]H4O#LZDPWX<_*I]GH2R\|U%"_SCP%,K0^3N@ MA@"%].014E+9B*=(WA61I @!#([W7)DR5'0HTB:=5^F2W7A<,B+4X"0G/V"" MWL?
(X[W6/C.88M[XA1+8R2(!$&UI,(%XI)X GZKA[AT>:(72 YV9,$[N'VL MM/*4-Y3^Q=UK=>HO^G[O?=XF5@VR66BK58-3:"'4M0N31X@QO=*^DP53]F%? M.&3$A/\VUU&"\&TNIJNHL+(BS(@#'Q>;A3!VFK-M1RHV?1J
EA$1_Q=BI8=AEEC\=4R+I6\LW9CGF#$7%]J=2YD MI3&S@R\\XJDKL6/@G8CUQ^Z(@!PBTS^YYR(JGKSR99,LU(X/\>].J*EH=_IU ME_"CH\1C1]>8-8EQ=TS0)KRYIO(0>L\DO_,*8!M+G_0Y%(/[P#@B1RBK/W J M\ 2=1TS"=DR6AQ/EI5Q)I<='HA3(%9@^7
MJBGV>8M^0MN)<01%%G$!F$[(4%R[GB\QC1P05^2 CP_50'H<%>N'!NO2QX$: MVM< A*&,$D*XA_%[1C-1PW1?G]LSKULL;L[TG(X]#07MUW),%2#9WAV(\[P. MR8WE TKAT(MB6EC[,;CX/*]SAYGI:K&00>#4QF5L9_5P_+;' G@3+_(&3F2,
MKFQ\YF%0YXQ\;Y+G38WE*9B"F/4E$=$]W]]WL[#V,G6P#[V*%].G=A%]LKH* M>Q).F0PG8YQS_VA[3YR(>1B@9S4Y7O0^OYPQ&@5?3(*)M]@01ZC\=LK@93QR0Q7>X]0BQDO;X MM\I/9E[K[]_RB7LP8=1#P]]^+76!+EL?<_N3PIZ'[,?:'_)_X(7[]*G]D_/
M:F%R'&Q""X=G;\Y+%0N7]4@EFP"3KD59:P<_P;T#P8+?$GF]A;9 M^UFC-7654RL,>O2+/B57_Y M-CIU#V\5KMS7[\0628U?>BBMHR]U!V8(YX;,[,U)=Q(5U:K MH0_.=!G-@N4/2I?#@HP00H$_4!I99():?-DYQM8A=IB3W#ZEE6KQK<@6TH>< M-
$2A[!Z+P;D;#;&QI(][X+9'^7@DVB)<8/U!SQ=<0!UV)NLD.;#'"YYD1'44 M"W3@R)M_D_<0'0))9(OL#^X2>1>X":F/C^FVQDCB[NKT#(VE;Y$X!0=]PIZ" M@\+>?7@IO_6D54D6UHZZ[\3&L,^RRW*%TGTX-O#/]01L]]9BB.'[9?WP%N,& M/"D,
[XN*,*R$UPQ];';V&7O7#&]OT%0>]$_9C86DG90-3G#]$1PTVWU]MK0: MP]HM*<+'&BPBE^5 5MH5/U++K3DRT=&[7OU=Z<#>4C&]N.^_D,+Y?,&#R$+I_.H3)RK?U0-!)P=@ MAE.;G"=D!WW1Z).\=(5TH<+G#M<]U]284^*^TY'COI8(9X-/1S4U&FZT2S 41Q-
Y'/.?N2]!]3Q/,,:=D?]55R63])/\ ;'1)S7D#4 MF;]L3<%?8ZV(X>ZPZ4N&U'.25W/]N3V>LH.UOC+P,W!3A>BK3HKU[LP&]LO$ M2O-1[Q62* 5ZG1G;S,6^NRKQI[4$"/@+I!Z1B(S2XXGF6C2F;CQ?KW=VB$[_
MBF)>U$,W?'3YN)!7H8I+W5#+4X^.;UV<'TXP<_+]S!=K@76R2 M0/20TXEITT/E&>$AQ5T!=S\N4/S+MW?%XG S&?^Y]CH2[< 4I9]D]$)'2H#R M9!,N'PVE'PQZ^:WWVUDNC_3I]!0+U.(:Z7SWM<.W1L(55I E* Q MPBU[,.W7#PV=<:XFR&.*3Z%
(\%/;9N]]HR1@@ZLA*,\049ZC#I]MY*9I!+= M7(-W@]-SHS(TH52C0!'C?? \#=%#A%9A7]/6K5$?#3=X(.#EI[I"RU>2=X4" M&'7YIN^+H\&]N D8PC-B6NR3O4ZR"=B *N_S&\8X1N:;+#6>G]\[!=:B83*G M^&L[,-W9+WM/[?1^#<=KYCQAS>\2:D;/?
HE!3+0GQ"^]\IGF7^-032F$5:!^ M8+\L@GED(SY.C^WHW+4-_$1G9UND3^P-73M]],2MUG N]I_QU+U7L%=E;3NF M9__) U!^#@"4>VY^TO+T%VCG#]="ZLWY@Y9]]Z^X>[W-+AVY_"3S!F706 MVT/[>=8V_M)D19\RO0-$%
[QU!LWD\&SI6,N*IV84FA56HE>D>O7$?4'IW4$ M$6R)K/_1]7=\4I\(-N;@XO;M.X_0V+&@;W_]K7^NL=OW!@EP5E((N]DVAZ2S M&%KBOUB.K*5<"Y(J=0+\^'(XQD1A81N$7IE-AY'Z^Y3_"7Q$U>"79D97L"EY8KK
M34O9I57:I12)9=R1S>KH20#\'8%]3,,PB99E $=EUK/S3_[A53#TNWWSN- M)-,RO-69^Y#7VW*F(J9&%*B.ZV6#:&P&;ZOL/!Z,Q]12K0T#VR"&M#SNC1C6 M+FGVO"ZE_4KH0SN:"K['6N=?']XTRF;U$C'1(RIY2>G>%3(XLU@$$8I\R%X/ MBS"';?
7]WBMS_KS'F^RG"-$.M $#A#?(@FGKU7)].V)S8G;K5GWXW1?1O%(M?XD,1/.<,1Q3<#'$3<+K,VA?X6FXLO0[/>VDG/+]]VR]5V6/!>%'$P?:CF1@ M=>8&>Z<,3C>0NC3#*IBER!'HJLA'P1G6!]M_#Q3GL&F5;K.WM<6L-MO+\YK2
MWC_IP]@M&_S;Y3FNF4KDE2DK7/_EZ6 PR;[EKS['KSX2*A4B/Q"5#!^%NW9S M4&CCLI;UBC^4'3E%][W*];BN+T;9^R76V," GB&X8]]H^2@[K]0B!S$?@4)$ M=,^NZ]D<96-_WW5A"?W)(^"=EW5S8?>9O#1DD.V-M(_;8*I"N^^3&)GT#S;D((C&3WG,JE@8BHO<-
T44RR=:T,/DMV MN;.$9X1?T[217&%4!K9T1S;]@(S\=)"1![O8KXA+TMKSDKUR)N:Z6M6.G,XM M!><^V<^)0T=)<#T-$0X=0$=4%K2XI79G,!B:?P3-8:#IDE4NTHP]WZ!]US)G MA,'T-&O4! P. +[BR-* >96EY%U5@5$07#-/AOD?W*YQWGS V4?'P',C)YD
MKVD*$H*@WK!(C*(_?N^Q%V^"S[>!SB;IK>+YC^2K72\U<49"6F8B,=GCO>2< MY,CR*NSSXD%0)N4;;Z=Q]H;%U] PXV0SVN<]D(<#3?XWU(.!_' MV#E,2]OF]69]@)4*#4K:1_F96_NY0:_UY1KPPF1;H]VI SQ5;'' M6Y&T6T72[OHSW/3<>5>!]^YB@9O)..[;#?
B>9^]2VY\]S5KUH]]7"=H?OMNE M[F^U)X,[9%'NR%M,4YI'WRO31 BGX]W"S.SQ&7Y/64ST3FC$>>>F2S9^_Y!] MM:IX*$]}P$UD[QI,KF\$ALMPB2S2M=N M%5)IHM&.O26ZWKDCOB7]('$/&C>U*OARZN]'MP;<1_=0126_,#=T4TS@$DE@ M=ZUU\&'0U1Q\H*-
#%,M4LEG]<:Y \^YS7/"+RXVY$E%/#K"0$6H8>#!U10UR M5%CP=--\B3@SIO]M]UP#BN-LTM0;U]*6ZD]5>\XXTZNSR<#B4C53+8UG66GF M1 0PI98K3&[]"ON]DAB=3P-.YX._.*IV*WYFI4N!@TQE7$YP@:2)-?(T>5@N M#?9D]CD$$=+^1130>[UE0AU'.K&J-X=;?
H>B4H@=B+OCW4@-ELN Q'F1F^S7 M*-DL]@]'WCV:ST95H]W8Q(.C^^WJ.[8X6@Z-6M3/G&(: MUY*Q!BEO7?65R4UQ4#1&P/ *T>LI)XC<(W09QE@.Y L=O/V%Q9F&JFIWD"-[MVUU:&]>7VNV<@/B^/9 VLS "!(EWT*5C]732]ZM;,7 N"';WC>\GT\09R;IQ
M%%4YP&K;EZ8]WM%_)KT$-%\]P.E(?#WMSAWD0*6X8 MG]-*"6R"MQZ@L"-Z[9 -^2,:^DUH61F@05FGOAS2X$2YXXT;X5 M4:\"H2PE@GEHL/O,UOX-8;0S=$[AQN&<)X'C;PC&;B M\+#GF,>G]^&0]0FW09PUQ:(PB9:'D3="8M+N?($/?#*6C65;U+@KTB)
MA2&O2L-WL8&>K@>3\RD+D$4\&F.)282PAZ*C+]5^$YK"U'SK.QHH%M! MC5%8)9G3(":\:B)!Y=Q49M[-'2$7OA#L/SS_'(3'3&"7*F3UL7C!U)&I+ETUS4V+E+-A\IHL.R]BAM<7A\2(A5VU<%Y(PLJ@2>H- MPR'Q*+^?CM;<9@7C%??K8W(NFG=+/1\|-
VS89H4T'F$;N!^S-TV4KT>U_O'S MOX;YS,Y >;VC.B(!?^%&CCANP 08*T]SD3%E@1 W,!6$_.XV';VM2D(\W642 M;YG"6=#EK2>WQ7UO#^:P/C3>FW.;= @DA'YUBF1B34 MLA\1],;TUE7AK86T_,I#%/KS_A-_21Z8W1(3 ,3^$9N)N8>;^.+M?WC)ECD
M$_!#R7#%^UT$Y$-&-/@3-VWV@';%@:";= PK/QLK% (].')WM/%"LSO*EM]? M(S"V?*Y<6M)_?*RGCMV&_@C[!7%N0.SU3D\"_?"/-]W#!=X5,_8M 3P'Q^0. M"FUX=-]@AX@,__X149_RFRVS.[P5LT VG"=.!9POZ1[KO@'UN-!UA%IU/W.L MZ]##E.
[AOD)VD.4]QYI.)'9NR'-]&4(5=S@RQW1'JE_9(\U M7G^V]@*TDV;]PRU)/1894F4(U$Y\ QKAP/;8C4E :*,R'&=Q)*.BS@<^$FQ MYR&>0/%'PUX.G]2OBUG!&\>M'VERSNCML1@DK7&X3/U#&P9_T0 3SRFI,CB" M*YR(K2$DY!]LV7;!=DN^XH/$H->^\
<_X.9],]_>B\MPD\ M4 99HQQ$$@F=L\>/QL]/'GLDQML29Q7UBL^CY'BE\P @IB.%S #2T^./,N4[M6KH>-J][@W7Z[/3ILZNQ3F\;??*RC CWXYCH(2.?;ND(W6,1^99O)CUR]^6 M[R 2\SL-MD"[% %1"OO99K?*$]R@CHS>1#TF3R*/CT7?#>2X=SB:VV.C0E/, MP\
(YYXQ75!=;#"*O4H)C$K"MEA2\=QPYQ_!2HW1,J:D,=F)H]])B>1Q$ON^Q M(.((S73]D)])+,>;/!:D-04]7(BW&:]H"!+ V<3 A2%YPA&$($?8*"-+VJE MCX2S,.6,L-P?_%P$%?@:/]-NXO4WK+,Y9*!]T^K]_FWPK^D,*HK)L::-XZ$F M:R.GPDY$42,S^N#].HX?
75]O[3EI0*8BOOF#]9'M"ECN1@7M=+=P!^)\Y):K MV%O-?&YUEX:K]W[:].?X3]=O79?2B'?^L#H4_@^%_ST.YX:KCUL;F[5=K?-Q MK2X.6"P0-LH1WWH*\. ^C,#KR_6B#0#F^!G"4=IF^&,'NM\'!E)]6,G571H>5TGZ;"R?\AIU1T++C83% 0D/ZIQ86P? MW@]'XGY$?
0U)%#!'5<^%INB.%(IT98G4-[7![]?-YZI9'>]-W^27GSU[LDN] M>9_Q\5 AK9%RR%DPR[!@E+!*K'/H\S.E!!'.W9.7;A+P"88>&'5<,; ,NU5 M1(:* 2B-*%IKH/6CIL:ZTA-0O8M2(;(L0.F9,U#]E"IG"'[LV5=9:727X]8T M2"I^Z-AQ'.?X%4LW4(2A1-M6N%A$2=D-
/S=PK,676,[Q3,->E^$WIO (>! MO4N!#26-=1%3:[1>LHL.*DF[1)/RF 61?L9P&OG4)Q."BN'H1725Y^I"RB74 M[^&\5B>.A,"D-B6S8":PZ/$#3\V.K,;NK(9D-!I]PK QUI3V^"!!=RY!TO&& M.XL,?() 2](1.O:;%1[-#R'.^U*%WV+*#2G<:+[781?O>AV>L[6!3
M6"7]D7E8WEZL>F M5U6Z6!T&!;C7K>/3XF"&[]O3-T[+&N60G!-HH M_7=A#X^>'(=Y12@37+"2OSO'USC%'794[H_>">R6N[_P/8+('#WE=^I8:!=- MG6M=V% 73UZV"_=F(#Y+$IZ%EE@CO;P?#,N.J"0ZG!/=4-:L+Q>40\.D&K8> M4C6RJ+65@AKQ":
(*HLY2)SJLHZBE +5$8V=FX51+[_:C+.53IH<127UV:2YK M'!Q-,(U)#R!/MZK+Z%G-RI5,J817FHDFL.E!RG9$RL0O!5/3U$1(4(%S,NY" MB 3:X]FCQT<7Q^+M%AIE4A=)8,0^]72#N>B-KS]8E:NL"AR]1M'BN>/N"$%= MA##0;(7:G\Q*..!B8)@%FIP&
[K>#K^QL#'LP9 GX@35VF#?,W "'4,N_Z: N MP$#@X-JI8Y:F>\;208U=N1*$^,!;'H[XCASQI-TB+0O'&0C%VZLP:HT W02 M(H'I5^?=1K_^('+X(F\3Q/(1LNSCP&(GGMNKRMR$;1"!U=M4"')0CTYB?PTC[2(=$C'D":/SN$;F2!HEYG]^Q37@
MOR#K$18!-.=#]:4;WAB,#5]9$:.-&NUF=5 70S2P56&7YF AX?3/:E-,1 '% MY4^7A(]&+S0ZYG>'1?YG%;BWKQM]N9M+<"TSLH,B17UH&Q$$#A/J,5)A=6[" M>;8>U#!EFG0U'<#F\=// @Q*A7G?=-9=D^>E#C/!?;EFM$8T[G#]8;,V+_C(MMMU
/-7+3G3RAN4]^K$\MW#3DTN%+^@#OTE@4M=\[."83ZMK>K(?V5R2H_P#" M0IH+2XD)%QK [Y%-;@,'80]-H^*)1_:P]ERR&X,B%VN"'@S?!4]7H/'WN8#_ ML8@T-\@B^TYRW>@NWRN$[C!A9%@)4VT[I*")0L4X6[.!:T71+"[K:PMU-:W[M%0%& >.3XN,V7
CYO8,#>C)6'+!$Q9]5H7):%A5AB[\QB]W*/E*"Y'4D-'A M<7E<;H6@X5VA!KP.?4"G&NXA^5OIB&&;S)SD(="OXIR.]T"/W'1:3_B_,K(= ML.Q6-O7C)RYA.]C,<91Z-M)Y?:E=^6ZL2D7SE>F,UE+$MWRBT&7]XH;)3UF/ MWG)QTZRGH\HT%1^CH72G**AXE1U<>
<>0W[NHL\A]FVOE!DW%C2#4YTO.=,A5 MHXKSB"H>_,'V#P](2B^ZB$N4IA+5PJ6(4I#D#,W+%Z2% YH01]S4N'S"/PD M)%>B48OXUC1%%%.?>+?1P%L;.?D;S;,J B:'0!I]; =%ML4.WM>P]Z4\]H6W M*^#&2;_C;E7B+(C)Z.-VW$21-+= %Q]\M/[KH*XRG--
K*$,SDK7;2F[L@;E; MG0W=MF%^1@\^R,DR3^YNL[)&T\$1.N8]'>\GB3O^:D]\,J;T)D!H]S #/IB HO>6BZ-*.P3[G'2^QG=("'MO03.I#_=T.99B+< M&PDVMHBUX#CXN_#'S&(0!M L']FLDL@M'B@ O:QA_BM MR(+,-0T\P=OL\;Z^<'FKZ'!,>IT)L3LT[/[@#YF$^&UV6
)O>NN8IN:7\.H6\2 M^NKL_/7+;*80+Z*H'U)E#<*'CV(0L4O&2 MRN&ZPMABJC"U[^(V:LN<" Z)5(1/P99[Z1F>$IQ)P$?+PQ+B:P)*]P+\5;AT MV:"^DKZ(=3HN$UOQE#6-6WAN63H)@S\A_&][!K]3,K M=%9@%]FTHG&?
K+0NLYX]W&>EU,AH;\Q7RZ^#*RL^$EF_3=-KP8[G5DPS#DBGC"Z\YAZ[3*^1T61M\S<(T::-HLPJBIXK?L*VA>D,O%'ZQ+/&"PQ; M>*LQ6 <%"+H#N?@)6<*#ONBM0*<5LK]2AC!XZ+&F'H]R]4(W'AV+UR2"K.S0
MXTBN;5;I'-08.=:H'2^-5>.]3]CX1%E4N!Y:U;Y7&=M$YYTFG3W)D8SQ/NL; M%K=J@GN[0"G5,313T68R"'#N7?<#TYN WHDI8D#RN78O;TIX_8]+B$TL5+#CBB*U#/TE&[<@ TOU8 MY^$S%9^-!"@'N+DS" <3]MB_HXAE#1>ZPS M7Z3ZRP_"F^ER
3M0=*!#*SUEAY^]8]\7'XV?HO6^T*O0FV!#B6'->\&MWN,U MC\\4)!1N)V>>1) .\(S;!F<>I/$1 MT3(YM7A'/RNLA[]R\P&Z%]6U/]R[K]#W6'A]?3!Q/YG]S-.FJ8'(-^(/]GW- M*=A-<-3$%Q)MP.#LC3AN@]M^1\\7#0!'1B!IQXRY2]O=4_G"UOC(YVHTN@[D
M<;$K[$(O_D/M#<30_-T\IH& MM:E68& @U-8/3H3U6:@FQ&7R&7IWSY/\/6;CG^VQ2)YC7!OV#_4*3L#!F(3Q M7YB(J$%3 MV4L!L'7T<25S0:$2QI&0K'"X !:-!;E"<3Y$5^5]I->X2.X%8X1F M"6V_-=V=J&K8D2]Q_$4W4ZG1WEQW8/C(ZZ+LU+\6)JOM!5-'5G$3?
@,G]I M@H8QQ^MY0(/#]EBI-$L5H7FA*-KVF7"./I*EB_PW\KGF&NQV6$2C/&YX+$F MJP4WA7_X2HM\PSVV33@5*_$[0B:7]D2TD:!7&#)81.;(OUA05$M[G9^4=7+ M4A=3/2@W+*1M-"?^D*V_*:H$/(".V1[B8QSU1%:%3,$FCIZ&O5Q0P\R=!E]L MQ2&W*I09O18?
@ ?0[<)L; COZC#.FO.$!'30-%$+="V*A1FB.=E]G2KL"G84 ML<+@UW?Q'P*Y_HFC2%#V E>(++X^NL+D1+-4Z:U1EE:;P0 MHT)W:X#(5HP?!BOVJEAIR@:E7-&6U7G>\1QQ-&O[#9!*!3>$C)=&+W&NEC?4 M*/DYV&/0"B=(GQ2]=B*Q[(71';@P0 J"P$=@E/;V4C
MFFX9#] H! 4]4"@DRC='"8DIPWA$9F]D1A&(H[-2A"I_%XF%]>][ZU%&8I* M583P=9,9':Q^ O>%7__>]8;S=R)V%(I0Q@=A??@E0,Z/'"4^(?\1M9]!8'>; MKWS?UHB+G=T2@7BL MU4 #1A>./M=-5121FB:U^Z@P8,5I_O= [").OBF--7'MKFR9]\B;.J MJXW3$7OP
HQ:0YS"F@_-)*H^_Q1^C0'$ GZK:8T:6"7)_M8YO/-,?U^E(5OL--UR&8GH-A1<&[(P)_.1D#E]N)@8LZ)F#9-R3H>(V M?HAVQ$WHCP_MX4$P2E)YVU/P0B-+X1)7ZQ0G"G8D0'U R9NW)5'#]-8G.#&L>980W1)UL)YL#T.6T=JZZ2"=99U M&FN,?
Z$"/S>14((^EA<'1(O+/AYS%3>:,.8[#],\:C']O&](L4,=*2YP[GWF MR)S]T]%ZS+U=I7D0]#L4]'.-EG=]S]FP,I7D0=W<]2Z@GP++Q-[M"/#/?/! M'4).9Q2D-.I2]HUGP]DVRKQ%'Q4&\Z&/>\P 0PZ]6]_@$#/=M62$-(U3XFAT MNE(1)V8]7W0M%^*GC9]3;G?E?*??
69Y&3DI@QS< 3*Q+)Q\V] XW-!3F4X^! M@"52C?3LY]W8ZM\[! 6#LU%VE-_&?.]NN>&M#B&3? FS09';]R@;] M_$G4=B0U]M#\? Q1#P\ N^NQ,%],>P3>YAV7+,.P" M0CM4"7Y\9/S0@U3<:9Q1(_QYD_N%_:LN 5)I3>@0M08],&#C*_?
Z3=GIMY]!FN\YDD9EYH]OC)3HXE6%8XXB$OA MB,B'D/C<3QQ3F8";4#0-,VEB28QAKWE1'A+0(H29]AV&G]C,6RA+/%) M3]]V:](X;[SZ[CN"-8"]1V8:P?\;B69965>HI^AY!;R#$H=&X*H43A,WA8 MT3"7B)P1ZF=EBKX@\=C7ULU%[OL3'+B\6[.?"
]*LZ;7]!2Y+N"5M.BW$)\; M1B[8"&I0LZD"0F0X!F[;*@ZB8K?*"U<%4#PS+:V"$JH:74!" M2Z-?E_8?U)Y,FNKCWEN4&5%81$^4O(#\RM7&;ECV&(D\'=%!GF8]>6YLI$+W M,[?Q7EO^VN-3Q3F L$D^]F]Q.@L[,PR$:#,LVK8>>T?^;X!D#FST0Q3^?Y(9
MB!#IQ*TNCI!K].H" MSR/7(8Z?ZV;*]3NBL<4L"8]+9I?0$6\H1\>>*\>5']< 94XUA9A343!UTD,&,=7[*"FPYQ$F5]VQ^&)AI6D@[E4Y>1D$!U]X:V=U M P\B:@$,0"7KQ]$G<4828UN]XXA;98SR"TYKH.IR-"L)#PN\R,Z[.ANUZ##% MUD\=DE5FWT,X<]=LK]?D%>1-
)O@F?&[FZ/^&&74V)AQ8@.,*WBUU4B\9C:7KR@;@Q_%N)DU]SLOGN^BL@^<:&(#/"?LY5MB V1!I-]GYR2. M1R]"C@^,2>B]?97TWCY^])_9.6H9/#CP]^/;,Y+O,&7@+2U)6.\W$&].A067 MXXO ;W&D[@H)=T.O'37;]Z3UGXZR9[2-S]/W<_Y&3)
(=]>R*)K2$KZXW=&6C M9-A(,KR!<.U#SDB,*&<#VOSQ6ICI7!!"3C)OG#QN%%.!-?V'C5!D)SA*-/"+ MP)<.M'-GQ$I:@NB"'G,>]= $OS]>=0OQ.!:6">WB-G3K 0W+87)7-,[[]?= MX(A&XHYL;02:"M_;O0\V+2PKN\X]85> M%,R+[Z1A2%_;,KLS_7V/
_\7;C6==*#&*1R/_HA]4*FX^ G>/02-"[]"(:X" M;U.WT1@?[Y+N[T]?A<-@3FF,M(@<+[>8%\> MN N9UQ2VPBHZUWS-@1S?N0-YRT3T]@=Y"2"2IA+ T@D)KO,7NF]B3$.C'BE! M$D\P01N,V5O*MY &KL(_7
M"%OVV+W[%2M\7#T,N%:7&_%N4523Y!G8@E38XX5['R=]+7$NEM]/\L&ZN"Y+ MS@=3>Q=A.]C62^DK9:;#BNEOZ^=K5]3264A9Q]]VM:^7!L!F[,C$CV2/[!26BRPE[Z9ZP MR0\AS[%:0[K4$]D;RCYA[M(.9IXDH,-HV 2NRM*AY*NU/B,M-\NFU^I>1_I
MO\>GZ%V@+0IA(GOS20+!.1L09(KK#\)H[($5:X? 5 M!C/5EP]<*DFSL1E#L)OJG.S5 LFI=(KS*$W&L\ASOV!*)A-G]6>>8D.N*L, M],0S#"[;X[U&4)';;1[YPXWI\P,B^8!(OH4<#>E_GA3"92++1.M]RK2AS!,H M^U!-/'YW\CV,O J7_36\2UQ.Y/=RD[G6KB
59U_W^,#_7+/E$^][MW."P ?B10,B4U5K6E#9;R]$)91-.2T+Z.>?S[_%:>O9ODPZ^!*>\M#[IKIPH MKW>'KKM-ZI@R96[X@+":+^L3RF1&5#\"#?10/TI=NLPE8]/#_B5 Y:FY),YQ M)&[R_2FTK2'H\Y.3]GAW(^YBIXOB9212=^KP_DRYW5\A-+KZ;%=;3Z[9?XF
M+]&^E1Y=\/O64CCY(863+%N\,H-AE&MXMH%^T/E3.%4 "Q=S=4%A#D=(+AZGV97@W4WM[8N.>EIR*E\OPNAEO-Y-=L'7QGR4 M_WO:/M.C9[^/D_T0*@1G[FS*ZL!"ID=[@MFDO#$XF;;\,08(.H>_\P\A#V:X)EWF:,?8U^,H/XHR *#/;%W_7I MV-
M9,KH>S2'\]O&73Y]RD1G[,-!SGM1!%8*J;A)D)GFN5@G1W5(]?A[%-@I#7CW(+0PM MBN:7TC8&;)A$QGX_'5Y;P/J>_$KBHGJA$NISP>+\)_M=T-&]MAO=>IM4*_)>(R^ "3C,*X9?_'LF9M]02>[F\,F<&Z>G>)7P?Q3RA:*UUN6M*A(S/)%P007 M*#&
(/7_]\L1/;W4Y.:$FYVX\^,SC)T[Z,(3@WI2:I]U(9I6Z0N(:]3+*R_KD MK@VS4>U!0N]90G^I2R0]^-%GQ>^H8^W&DHG8]^ #(>Z^Q;ZS/A 0Q^K@&#KR M74@IXMR=6:-UPI-/NI!HZ'BJ#PKCM-$RVDCF@9CC[/%_^M("/2^,,T6B@58Q M89UDD#:\AE0=)B5S]SC-
6]N6G*^]]46,)]VD9-M9P/#MG!^DC"W 6 W613 MG2VUOJ!^"0$K7O+VN=R2O*"TT47G=8*4(3DL8E6HANZ"^7)X*T^W"%+PWH&Q M!H()+A<^NP(->3B9=W(R?]+MC"<5H6.Z.ZT+NAO1N4\PI 0VW"OM,
M>11Q^@"G60]2.6AR/K6_F80UC>L&"!B0YA:!OL@+>WA895DAQ%#9\)$ M]YSH3VBJ*H7UV"TRU7ZH67@)N&N".QFX%WSFNUHUH ,U*3-/R[%0##&=:"UL MO?*J\8R3'LU86.-X"_R]'Y<4H@KOV/,;!$^NIS5U,U@LYF9(_P-U75&C0]X2^3C$2:D<<>3 M30FSN-&
((/$"%2#RG+NN*BH]3[M2-3X -%57=Y;G(QRTXCUKQ9^9!(_![C. M+G91/2I'UE="\-\9U%D[6>#+2D,O!/Y)2=9,PF)E- M-#SI)EBW/6[Y[68$N,YEGTOVTWLH !%=>87#S',\/)_$6IP$*:R<2*ED6. M]17:46(HH9&.%356L7O*T))M>AK";LA.,/;&V'HQ0ZZ 7)&7K?
-9!:\R%:O" M-#]8_$<#9A<05:#C2L0XIEUMO6^#O_^/Y"%X-_X\=V_FB,1!,.T8/ONC) M(X9WLI+DN-N(ZRPS> >E2Z.1^)#_]95Q%F5 M24'^- WQ%QV25""=LIHK5&(20\ [4APD[,D!WL*<2K@4IS':@]9&E;;V7]V4 M-:/D@1WZ-M084#)
[[4'0A+!RE6EPR.N5WNN9#R\'),AA/R/\@T+]4"]F@RLO MX71A,\E[ZCES'W45S!!U]8YIFL?/_N/)Z-GG7XZ>?/$$HFRX>X'6P2%E*&#& MS\!_CQF5.70<0PT?S2Q=[8BI+L4T%!_A7MC8$EU7K> FD\S/^[CR-,.AG40 M=YIT]D=](D1/32,O5UP-
HOUW;F0\;]/MVBA!_/@CL<E+ X1 M$G/],&+)1(D"]Z[P6'^N9=C@[U*(@U:'(1:D6^7:N!5]?R7HUYFF/&S= M,"<[D4/165NAHXE:RD].P?I)DDTS[#4(A-9DHA>%'-4V;FA@_:/GV?_=F236X]//OK@ZA_4B<$6O;_M#<3"&]^'N M'8SKZUW#;]9;=/$Z>PTA=X[/O6V7W[93?
(5:G;0U41&J]Z36*ZM<-8U!+[]K M-ZWQ_A]+LXVM17E=@??]I_=2;7'1Z'9HK9/1.NSKR'#$GSN2X0 M&1!(FWIR/_)M($L,YPTC4)HB'4#U$?[XEE69HT'*2\023 S/[Q-T#W_[Z M[/.OP;W'16H$9R..9R\6&%$]MH88)RMKQ0K$=]/ Y:B)$'V!FQ+U!=NVU..R
M7E*"'T42H^S"Y!=CE5_@;U2)KQ4FW+DX"!GUFH*;>$'S36!W6YF% 'I/X\W% MG#1ZHAL:3-@A] MK,>4:.9??LA?T75\BX]IM-6(WMBGBKT-.";\-YS8B#YY2 M86YE=0BL#(]16X+-G= 53I4$/]ATXM<#*/=\,HK]M>L$O:O#?[-FYOWM(WM1 M)1-
3TC'&+M1>PB7UDCLG&#'),^O"R+IXSBEA(\',N*]LLU\\,Y261$>_<1R> M-T6]<41&XE-F-%ESID"K(1==Z!<6BNZ:*-^X_X@/\"2;,8L(K:FPUU>ULVB)F:H'Q"B4Y&K[!TK MMV\,@(5A]5D,(B.\]@A/AAF TT\Z(W@X;%N8]OH*S M C-55;KD>@&8.E9,R;PJ@5SMR+H?
-.4?<>K>8M\Q\MLI:MF! QDU><*1-7,: M*M H3#",OQA'M,4G1X4 &]:K@O@7,XZ'AM;&O]\.M[$]7M)B6&GQZ-!,;A.9U"%HA^]"@9E4#]CI741#6/= M45SWW\=UL8+_S-IY^>W_!U!+ P04 " #'@D9:>WA[N& * "Z 0$ %0 M &-
U>BUE>&AI8FET,C$T<3(T+FAT;>V=ZW,;.1+ O]]?H;-KO;M5!@]@#: ;' M539^A*W8IH D]^U*S A&9R%QDL:8_>M/FH>?9!\Y)[&G.Q]B8$:/T:^[U7KU M',1V+@X/8D:CPM\<_+-2E-*S_!Y:FU,+2DUK;C:YV!Z-&6T"V-E/+4^EH;]-Y[(D%=M8?%1I8Q)'2J0D]
(VCMM1H!"YJ322OZ=VW#)76W9VF,70GV;F/.925FOOS. M;KW:;BYL=\DC&W=J0?#31GKKX<%42>O*TRY]]C'+YEEFEMW:"A5\)CNAJS#3 M+@-+)X(5-TR4CIBNA$H(NC"L4WSH1MPL!%UUN!1N:J-U'6]GG'
M5^V&:K];U]7W'K:FNCHN#\F:KI,^W8Z/FU5KVZWJK_MXN6@6OOBM3_,MMIN-UX\UU]SVFZT_U*V.VE#9(WAFMLL]'RWT=@H$BQH%#FI M[-07MZ3F6O@!0L&FSUH\:^R-3"2*/%RV2GEMS"?<69?:H_8ID5B,/AZ/^B?]HZ$7B*LS M,GY_2H:GY_W1>'AT.?
XV4O'HUKPMBWN*RC73.[Y-D7^_=B]-^]YC^+ZBOG%X M9,D)"]E\PO369FTOZ#9]V[[OW-TF-F9DR&;<6$U=Q6(:I3]-72^CEK[O-D:+BKU,@UG)TS0)=6LK.["4WGX,(!A*(#2KC<",F TC*UFC!P9HT+N;*-Y>1OP
MML"?,^5&U[2LW)O[S8",8];UB@RT6KB]K;Z!W7];S,NN[$>)L5R21A"0GB^2 M1LHY0#?,6*7!PR^YP]]C[Q3_/RRTW\;E>UOTQ^R6&H#LMX'[=Z7FWE-^2<40 M]XU<<"'NC#UT;2^YK;_C7@\>.O<('0+T>HNTW>!]Y)%;9 Z#N=/S4VHL.194 M1L"
[=$#,LWDZY].)*D(';U>)Z-JZLR!'[*5?;:F8-[0$=G:;+2[]X,WX.2! M*'LCV'OHOH^2">H\$)UO-N\Z=R]B)4O-/>@.'@KY5]U)!D]&.%R'8>1;=>0- MC?=X.$+:(&C[F3@_(_.9&8LSL=#@[Y*Q<]VF3@9PX044^:/POPDWW.\I->14 M6FY72!X&^1L]E/0KKD$
'3F4(5O.O(W(P2#/UMF*-5;_^7P G3T0"_\R) M.3#857A-:NTFLBX]ZUY,M7 5<0-UYD*HV6'B?V]$OXA\"P,$/Y/ST0@=UC< M,V\.F0-@?D*%H ;[=[C,L7.'!9^%U";:_;UA0BW2P&-('@+YT_E"]!7#(^U M>)]1S69:)6SB)T&.%RK;OM313%#+;]BSL,=% MPCS\<'"?
A$Z,$HE]GN1/(B5G_\?ZOLEGK#+1C%Y7Z-2U<(>*)5V9#0S0G(OI MHVL8H/E-6:K",P7>,P$9DUY2$]]P(7!%&39VG'0&Q?_,#T#Z?7*Q8I+?DCZ2ATH>T<-%WT?T0-%_0]T'BA])0R,_IO,%Q8X>+G@D M#X7\^_1'0SY*[E^- ALZD$FS-&Y@V7K\Y==]C'PP"9^0)X
M^O8DI^95R-POJ%[Y*5EYSZD+F^J,30K"+,^9%2X0=N(Z1L>8I@7*,9]R RC M.HS]K/RU7Y2#C1V(LE?(B$KR&PVYM(KT4@[0T4/1^-%"^R/3V(&LHK#6;^^)/U&S&K,4!/ B3KI;. MB1\(&C)2QRT78'1].")'B;%R:Q]T&2U[R95]T,=.';]$Y>%<]1_
M2V28[IB]0^===I/^%'@+@<,"WD;@Y09^X9)%G$IRX3=0X)D'#)R/@?.?7\; M^3]>*R\2O8A7Y'R YJG4@XR<\RB9&-\SZ=5]P/2>T@NET],:D 6@[#NX_5', M8^W0"WK-\F ;5TN)>_S*[HR.F78>26+()]?VB69D7,.58'C0*-^ ^$]9EK[M\\ZXIPD0;-
A3Y*4'O53/]BZA>D.DCGK^)>)%78H$S?317ZR!OO96K!W6#FN' MM0-6N\=I]O_O_O?NS-"WZW)::[N<(TM.6)B.G;U+ M-H*;9-26$6OK-+.[7- 8163+-7+-(HP2/W/T167(;N[N5
M846R(9MQ8S5US\IE^LNC!&M+Y#+,3S&X.V)7")=;F\UV]\GAJCBXQR6I)I"BX]]3(-9[KP_V MOJ3O@>LIF0>P(;_L-W\B:BF=]DY6#RS KR\K.E_;E&]L*/"VK,?ZYWO?[UT1 M?U#E@@N1RTCP/60$Q> U/=]C,?"A[;ZCN4!1>$W/]V3W),H!7#EXM'"?"<)>
M%44!HBCDJ[MCA_[!.TO0,I1K^OBEIU-^B+#&C$CJ,W2CP07U%4L$=0U?C)/] M!$E,;QB9,":)FG/K9S,F+*2)8=MD&;M?_50(=V,8=R&?'*&SF78ZX :9U!!* MC&L.'QSF;O"=SM.LR%(E(B)2V30+RVUB79[T;K*&R:CXN&*N5]&Z24MQVF-C
M;HAF;NQ]70]RM=FNUX.N<0W*74_LYVGN2TLOUKH^8QM32YP*S(E+'K$IEUFE MAXFK7ZT2U']9_N]+=,]9B.QEH:/*OT@BW>.E]1BQ,-'9O-'I;1A3.6/D*+0^ M36V_L5M]+L:O/Y30SD1%*_]/VS 0_;Z_XE;& *F! M-&U&24LE5K]I$F)5?PCMT^36E\0BB2/;H71__MT4-
9;E1(DD- M!'X0PIU4]^*!U?M&F P'.Y[^6;WNGSF1_E+RS:#/Q0,(?MD0L8]=UD&^N@CC M#L?V1TV61XV FC5]^ M?]AXAC/X:#R6B:2(7+:T&\O"4!:*6.O7FOR%1,DX)^->AK&)VI](Y$^R.B *
M3BX=8LN^8UC)3*KHP'>_GMWQ8I:+;!,=S46.&FYQ#5.9L^*H]5FA/8U*Q#50 MBY](?DC5+=>UUP[Q9*+ G?=6*SRLL^"XDHH9(8NHHH24134&H\=4+ 7=4?#< M[/X*K<@'JO_.Q&SQ>3:^'E]-O\-X-EN,IO#M"WQ=7$VO;N>CT37,1L/%=#P? MCV9O-
KFG#]SC'Q<@L&T[E/9#TS!1LD1E!#'?3.#XXT$W"/S><'(S<:^MWDD3 M3(I0*I$SM0&+IIK1)ZJKI19_C&!=6WM"5&W@2A'8_0ND)E3QR+$_@0 M^CZ0NXPN 5B2*$P(;<6*E2A9!BR7%16'X.%I]SP\!(V%D H*:4B!5T@#H=V! M8TN]S=T%9C7LUL)V1H 5G%2M;.<-
LNW79(.=;+O3<\OGHA2UBE0^F2 !%:R% M25T17]18U]B=V9?Y*UE9F-)Q12CS]-YNMPX M;K(HM+'!)]Q3"837,A.<63)[W:>OMO/3R5=*[50BA1FUP0.^.@N7TAB91_[O M(VQ)BI5Y>>0O4W+[K"?YF?L'^0502P,$% @ QX)&6C6U\1;G @ L @ M !4
!C=7HM97AH:6)I=#(S-'$R-"YH=&W55EM/VS 4?M^O.&L%O#20&Y1> M5HF5@]]Q@DH1CY,3G[3>$KNRG4+WZW?B% 8;["+MF@'*NT+%!:2#4RBQQ*(^0*KP=]+E8@^*N&B#L\XNTHC<-]%K.8=Z(@ MX_2&8=+IQ$'P+FA0*+G7,<:N7F7Q,E:(?-
W=F8D"#4SP!J.J8'*G M99@TGD$MLMK1B(](%:FXF][4@-J4)Q<2[P &H;_5U6>.[I?D7[Y'UIK,C6&RXDJAX\#G;#G^?9& S/)Y>CR0S. M3V \.1Y=C&B@Z71T.KZGTV'L+1<'A^-9F-)Z=P,IZ^A6?P/\WM MNY+\/MKQD[2O$5(E3=4W5H%=(A)B[W6FHT
MUW,3M0M1%'GA0>>P[0.3O)Y&P7X0 KF>*%W I7?H3-]+TNZ$?N=S$C?U@@=I M(E 9]%(3-D)]#7#7\2>8Z)+I]78S./!]!RW7XRURR]D4G04;AA5AE8LZ)A.2 MR52PG)3? #%5]]&]S@\#%UHM45M!DH_OE:&X"ITI$R.X8)]L+?>E2H]9AJD5 M*Y1H?B35=O,P#-
H]0_):U)*0$$"K50Y]A?H!P)HL$:%:RR526>)$:V(7PL"1 ME"7Y3)W/O52![[WY$3:9T@[[FK("4H]S@&-,L4A0UVI&@9,SWOVI_?XW^_SI M#;_=C$EK-Q+#7 EK$;:;T6$/9]I,28.SLXO_@,>1S9FTK 6GJ/1/UB^NUZ4RPMU<]2FPPFBUE>&AI8FET M,S$Q-'$R-
"YH=&WM6FUO&[D1_MY?P3]XG -(LE:V_"(]!GR.@S/:QH'CP[6? M"NZ2*['>)?=(KF3UU_<9F:PNI?8LLY)[*5CME!ZR7X5TMZS=;]3.336U:CCRK-?M]=FO MQMZJ,8_M7OE"GL[TG.S$YY.=,,A):L3T]$2H,5/B[98ZZ]>'8I^+_F$WW3O] M[_%N+D2OE^6I$/ORX."?
R1:Z0CSV<7Y:R+=;I=+MD:3Q!WN]SD&_\L<3)?QH MD'2[/VP%T=.3W&B/\2SZQZ]1S:HR;H?0YTV%[M#DY9UO\T(-]2"XN!55S<0S M4Q@[>-4-_XZH9WS4A73P8\WJI2.?9 3=FU*KG]L.:Y=VTFK\BCHU+]E'"0\ M3](+!]!3*"UG+B6]
[@_1"B$S8[E71@]]+:0E]:W3B[N12I5__2K9[Q[O]IWD MOH-+KBVYDB$6TFZ<+^<7US>7[R_/SVXNKSZPC[]S#Q:?VU=__>O$/=G9^ Y^P=KJ]1QW['5C^]W9> MY=,_W-.]-9YNG5ZVV-\ZR !HP:?6IBBF+99)2S8Q/^) 9O_P^,F.55P(I)AV M(7,_V-U?
ZVI\I3"IV@_:R6'UQZ_*]F8T>V]LR9)N^R_,Y(@:)77'/EI34=A@X*4&="M" M+U1L^Y%DKU\=]GK=XVLY5,Y;KGUXD1R_072/7FAT>QL7W9^X0T 0P'+*;K69 M%%(,92L&N8FN,#!!&U1LC,"Q*+F>LEI[6TMX@("&_&BVI0<'+L&9 T9H41B\ESA M,43RDG$K V:
946DF++)(":%L]-2)S$2B112]3T+)3+"N-]]*/T:DT1P5-9 MDTF!UXYM RM" GP1$!=WV8CKH61GR%S7=2%=).K)+F\G_6WY)O1/^B(^Q4=% MS%5'Y-(@C'+<$] CP,B@+QLMOS=:CM'(XX=8AP1QB&?0MOXA1>6S".[U8O"^ M"8;YYF"XW^D?
T#R\DPYSA4B&POAYK+6H9F>\=D_O0L4SE8!,,U(LQZ:V4("$ M-E8NI$E(21WT$(%?)-CE)&UEP0,&FWJ\@%"K2>#4])!L88O#_D $-NGJU"FA MN%7D@(JL(90-39I]1Y4\K%L7RGY(JL9)&.25#YT]#O!G=<&I%L"M8,2"$:.!' MY!?+M C?4DF"2-?H+\4STO/W
.]T@^"]BNTG)[@5B#\]-3X9Z5@=8R6H$G!G M-*="P!W 3X05+X?W#4. M535V7 XQ(%:38*\E@@&!^@ZE!EG!SH:9$7KB$1 ZR.DL=Y4%;+]BP9UMD&@ M;G+VQ9@7=4AL%'29Y^"?:HQPN34\5*>-,P)Z 0AK@Y2)1;! 20WJ-$5Y%"NW^&TX8
M6M;"\0N2*M$!DV6U)3PLU=XU6DOC/+K2.2QTN0R*?]M1N]%Z.R;3E2XY@(UT M]T"Z,1P[-!D.+O3] ZTWT:H1=W.B0HDR+ 0I0@4)\]%D]RDKU*TLFE.,!_*M M9T_1,\&-Z5N__N8_UE;OW!**F:KIK7(991:EY&[2&N$O2\@+BNT>&X:!S7V MQKHY5P@OH+(LE?
=2_D[A2 W8"+4+!?N"DFW@&WG:41W 7R+HLT4I?ZL5S \+ ML-99..QX_]]W=?F"&<%6!]F2P& M,.F#7NF)!#3U/GY_FHB^2T5[L@"0^D. M_#4S!@3]XN@1L M,$O!F:;PK#W9^O]@!INV\3H#_<@M,DP+4) A*0),X7R]05TKUD^EQZ882RJB
MF@^;GPELDT=E615F*M$Z&9F8/D]3 .#_Q6&T5E!QNF)#WNR9B938$_:-B:T MX)63@]F78R3SJN#3@=)A6D*GXP9.J?'>E ,"SY@J MA% Z G-C<7!K8[76Z MR0'=&_6_\5LX.9*02=<*=CQ8K7MZ+!SU'V\N=M)YFT[07?4#P]3LA,"=R_^WV(9/V[IM[7K?
*1DSB[N9%;3+H]=15;38A^QBU.4_^+/%.\: M?K A9K]#K@G$@[V7]06OG\:#Z?U6O#+TB)EK+NQ\IFWFV(/[0)5QX1>@03RU M',N5&T*+I1?67'?1A:=8?+5_O,MCETX>O6[4?,;+3SOATM5_%!+ P04 M" #'@D9:Z8WA)<\' "?)0 %@ &-U>BUE>&AI8FET,S$R-'$R-
"YH=&WM M6FUSV[@1_MY?@3IS.6=&DB59CFW9\8S/L:^>=I*,X^NUGSH@N111DP0/ "7K M?GV?!:@W2^[939OH/,U,9)%8+':Q#W#8?0#C-7)&?G68DD[,_G/ZQW1;O=5P7 M5#H1&Y*.$%;58[$SPG9.]%N-U(7NIH:-[46(9VIUQ.9S,]
MIWOA^73/#W(:Z61Z=I]HL5#)NQT5'QX=#XX&W?W^43OX'!P>T^'QH!OUHJ-^ M1,G;XW_T=M 5X]&/==.R_+YE96G;EHQ*@Z!5OU(8Q#].@@N'T).KDF8N M]?K=[X(5"<7:2*=T.:S+A Q+[9Q=WF]\S\^OKC_Y@IK]=_YZ&:Y'),0E#8T43Y'B7*2MD6=8R
MQ\M*&R=T*:ZT*42OV_ZST"DR/A<"*SX977'88.!U";A7C'BHV'49B=>OCOK] M[LD-C91U1[;.O^B=O$%TCU]H=/M;%]T?I$5 $,!B*NY*/BP)-1 $8]8[PR0A?*":>#W)I 23%9 M*\V410IY1X*!,==I\2Z!,1@R]_P!8[! K SX L1*=!<^>XI)IN),V)H_%OTG
M9*A1P@X4RN8@%LQ1)LIE<-!6%'L#62^PJG0"-\?HEHAHNCP-+QB5^[\?5))(M58FX,X06<6X!DA!'LUEJ5V6*I.1+++['>9U)["T%-06<*A,/A45H, H9G3G M^0*F#4+L@Z&Q$A+%BELL4><0 #8YV?GAK+2VD(8\98$!% M.7%L!0&H4:YLQN(L5B")V1C].KT;G
3R5T3$E>&W%+K"2$, 7 M '%Y'V>R')$X1^:Z]7.R@=SW]F6[=[!+;WS_WD$2GL*C8E)8!N3R(()SW!*@ M \#8H.>-EJZ,EF(T]O@AUB'!'.(+:-O!8+OQ*[<'O[U.]Y#GX3U9S!2BZ(OB M;^.LQ?4ZEK5]>A &?5I.\N5$AT<(6]W.5>"9IZ\B]1$FCV $5&
(,O&25K]BU7<;]FK2_Y M/]%]2S#(*><[51+ C^M<8S,79>B3? D]X1 ME: I.<".%]IX%;$("'T -%:;]GR>?[&0CK<'TK-L?3F6>>U3&@>HCU)EB5 M23LG*)PB_3*@Q-<./Q]-7I^*7-U1WIQ05G6Z/#<- E*[+2Q BW)PKV>26[P#>RM.4]@+],S&>+DGZI%;_>[FOR0[.];J#V-
GYU//PF"S_0DG&QNR MGTS0T=(\^3V*UX;KHHOAW[ZP7#QOL" -MBX &FC2G-965I./MR@C1>Y7(Z5*6?&-_I MI %3I)W3Q9#O#HRY%H!7- #RP G-S;6"P7ZG?SC@FP7.X'\R&[BY=-#QEP[V M7++>=GS4.>X^WMSM].9M>UYWT \/;"7+=SO[.P^<;,SN54
2'YF(&82:2_[MU;WHK:X(#OY#)X.>K[\D_&2\?C4 ORG>/BS\#S8\SG9\W%;"?^W6,>/V?EM MK;J\I[CF39WX*TB,^(0-F^*4Y[/N1:8H%5?S)?4Q,)TM,?T]DHWG'$)<463 MZ:?A(/IM*UPK>L3.S3<@GG([XL&=H4I;_XO/,)Q4CFGM%M%B\?E5UUTD1&6 M7^T>
[_*,^QLKG^&"U)Z_F/4O4$L#!!0 (,>"1EJK YA_7 0)L. 6 M 8W5Z+65X:&EB:70S,C$T<3(T+FAT;=U7[6_B-AC_OK_"H[I>*Q%4(4F@A M4"0&5*NVE0JH;OLTF=@A7AT[LYT6]M?OL0VT/<:^W5UU"$40/V^_W_-BNY^; M@@_Z.<5D\$/_QR! 8YE6!14&I8IB0PFJ-!,K]
(E0_8B"8"LUDN5&L55N4!S& M;?1)JD?VA/VZ88;3PL^,F#R) MPO!#S8D.^ID4!OPIT/<_O9E#8UBMP)Z1):B#)4/7)L"BMP!?07L% M)85<4/5-L-0&H\EL<7MS.QHN;J=WZ/YA-G\8WBW08HJB#GIHS!NC!H/1FXU MNFB']7>/:#A'P_'T?C$9OX&S]$-
+]'T!BU^GKQ[)//A[*?AW60>3'__=?(' M&HX6-O(X#..CH?]/Q_Q5:<.RC7_%H&:%2>*6:]$OCJ_UG_CN*Z4K#'Z-1'.: MVF;RG6-S)#-D"-&29 M$O_B7E'-;(J=EU'.: :^P+=A3Q1-LXRE5.TX?L%81ZDE)+/AF1R[S.1,HTM#N]
[Z/ZSJ)SGZZ%H\!52E9QOH&**DIN*=AG3=&_*Z:HW36U96U; MK3 1S_ Y@GJ(VF?D?%^S+SG>YW=;N%'WH@4<=GLV+]\)C_$K'IF [BC6P$>W7FLZVMP\(=(G%=>VB]AG(;=A1"14D.2-H5SHE M)@0.FDECM?OQ@=&:=D_T6P.F*HC 4PA(W&:?[3TI
M39>X@]KXVBUT/-)O&]>1?:/^LKW472N.83:F1JIW$O88!HG;J- -7:H*JXT? M4)=U?R?Z,G/WV$ YOK9S^]E]]93:3;E$48XM[PBUE>&AI8FET,S(R-'$R-"YH=&W=5VUOXD80_MY?,26Z7"+Q8AM"PDN0 M*) V:A6B0'KMIVJQQW@;>]>WNT[@?
GUGUT"2HU1JI=Y%AY!E>UZ?9V;6N_W$ M9.F@GR"+!M_UOZ_58"S#(D-A(%3(#$90:"Z6\"%"_0"UVD9K)/.UXLO$0. % M9_!!]@?^R$JYX2;%P=9/OU$^]QLN2'\AH_6@'_%'X-%EA7?\L.T'B"V_?=[R M_/8B;OIG_D44GS?;B_!\8=?(5-2+VVT6:=X6]]QZ9
MI.M[WKN*4QWT8RD,Q5-D7]Z6;O:=.;4D?T;F9$Z>#*Y,C:5*;H.8J5TM54/ M92I5]\ASOYZ5U&*6\73=?3_G&6JXP2>XDQD3[ZN:"5W3]'A<*FK^"Z'-W.83\&_@/OZK#ZJPVPR M>95WSRBX0R&X^GM?#)^!6<+HN.U87H%\Y\F;Q]);'CWP_!F.JM-?_ME
M\CL,1W.;>>!YA]OJ'R;FST(;']_+5YQZ5IANT'(C^K_C:_TMOMM"Z8)17"-A MAJ$=IG)R;(UD#"9!F#&U8)U;;I*<0W#T%B)Y0"8B(+"*40I3$\<9,XJZ$0 M!4OA#G.IR$# E509^%[M9VL]DG;EU'"K9(]*<$)T+6B<6!?'1Q=! MX/7N<,FU492E>^'W3B&6R@59(U.
1&0$8PPQ6Z#:#+Y?M8MOJPI,0\Q34MAE M1C@+Q5U,F_]D%29,+)%RRC*NM45!?ZL942Z0H$+*^'5&%M0VFZK3=4N0IBIC M5+Z8K"B.X8\(O_(0"2EJ;BON@HX2CC%<<<%$R(FF:1R3DMI2_@RY"J'E)[;9
MFH2Y0B5];Z,93_S3LGIS1X%KG+A(TS4U6):GEH)=$15^ M++A"^Q'5EK5-\]("><).@=K#/SN)3GQWFBWBL-.S=?E&> Q> M\,@%#4OF/I-V3@TC=3>TY@7)C"MB.:<6M7Q6K9BE*9 994#M28*<"-9E9\>[MMB6'$7>N;5.35I&6Y;!3[6+]_9:N[[%\
<#OB+H8M4MQRN)"*YJQ&5*8LU]C= MWO0BKO.4K;M<.$*<46]3MH4T1F9=NQ-ZM-,4LG13/%>T4KS9)-&6Z:+9MOLD M0]F8:!MXLX6JNRU4PT3[LLY%O>,=%GMU?R=K.-^E?T*@03;ULE9%-&^LQOD*_!?=V.*\1[(TL^7;T9'QO%1Z[RGW17@1X7+)8SK M,
(P^8<9VQ=YQTG!UVVN-+SU!A_+\NEG]ER_*&TE]3"N)^U(!7.%"%4RMRR6J M72T/2?]R33@LVR+[[242^T6JJ["E%D.]\Y$S\/GILY[-F$+&K_"'#8YM%L] M>,#:7,OC7L,=,_\"4$L! A0#% @ QX)&6I+6AC!])@, $VXN ! M (!-U>BTR,#(T,2"8YH=&U02P$" M
#'@D9: M8)DBT=(F YW@$ $ @ &I)@, 8W5Z+3(P,C0Q,C,Q+GAS M9%!+ 0(4 Q0 (,>"1EK3;DR/\C(&<+ @ 4 " :E- M P!C=7HM,C R-#$R,S%?8V%L+GAM;%!+ 0(4 Q0 (,>"1EJ$9PER/, M .^A" 4 " "1EHP@*E/^:(! *0? @ 3 " 3M!! !C M=7HM,C R-#$R,S%?
9S$N:G!G4$L! A0#% @ QX)&6D&QP-H;OP$ M/\0 M !0 (!9>0% &-U>BTR,#(T,3(S,5]L86(N>&UL4$L! A0# M% @ QX)&6NHL S)]' $ *PD- !0 (!LJ,' &-U>BTR M,#(T,3(S,5]P&UL4$L! A0#% @ QX)&6O>J5'[K3@ M'(" !4 M (!8< (&-
U>BUE>&AI8FET,3DT<3(T+FAT;5!+ 0(4 Q0 M (,>"1EI[>'NX8 H +H! 0 5 " 7\/"0!C=7HM97AH M:6)I=#(Q-'$R-"YH=&U02P$" M% @ QX)&6O>J5'[K3@ M'(" !4 M (!8< (&-U>BUE>&AI8FET,C$T<3(T+FAT;5!+ 0(4 Q0 (,>"1EI@ P$"% ,4 " #'@D9:';"_:)H" !(!@ %0 M @ $2&@D 8W5Z+65X:&EB:70R,C1Q,C0N:'1M4$L! A0#% M @ QX)&6C6U\1;G @ L @ !4 (!WQP) &-
U>BUE>&AI M8FET,C,T<3(T+FAT;5!+ 0(4 Q0 (,>"1EKF- 1FU@< 'LE 6 M " ?D?"0!C=7HM97AH:6)I=#,Q,C0N:'1M4$L! A0#% M @ QX)&6NF-X27/!P GR4 !8 (! R@) &-U>BUE>&AI M8FET,S$R-'$R-"YH=&U02P$" M% @ QX)&6O>J5'[K3@ M'(" !4 M (!8< (&-U>BUE>&AI8FET,S(R-'$R-"YH=&U02P$" M% @ QX)&6O>J5'[K3@ M'(" !4 M (!8< (&-U>BUE>&AI8FET,S(R-'$R-"YH=&U02P$" M% @ QX)&6O>J5'[K3@ M'(" !4 M (!8< (&-U>BUE>&AI8FET,S(R-'$R-"YH=&U02P$" M% @ QX)&6O>J5'[K3@ M'(" !4 M (!8< (&-
$&, D 8W5Z+65X:&EB:70S,C$T<3(T+FAT;5!+ 0(4 Q0 M (,>"1EI\$QNZ6@0 &T. 6 " 98T"0!C=7HM97AH E:6)I=#,R,C0N:'1M4$L%!@ / \ X0, "0Y"0 $! end XML 136 cuz-20241231_htm.xml IDEA: XBRL DOCUMENT 0000025232 2024-01-012024-12-31
0000025232 2024-06-28 0000025232 2025-01-30 0000025232 2024-10-012024-12-31 0000025232 2024-12-31 0000025232 2023-12-31 0000025232 cuz:RentalPropertiesMember 2024-01-012024-12-31 0000025232 cuz:RentalPropertiesMember 2023-01-012023-12-31 0000025232 cuz:RentalPropertiesMember 2022-01-012022-12-31 0000025232 cuz:FeesMember 2024-01-012024-12-31 0000025232 cuz:FeesMember 2023-01-012023-12-31 0000025232 cuz:FeesMember 2022-01-012022-12-31 0000025232 us-gaap:ProductAndServiceOtherMember 2024-01-012024-12-31 0000025232 us-gaap:ProductAndServiceOtherMember 2023-01-012023-12-31 0000025232 us-gaap:ProductAndServiceOtherMember 2022-01-012022-12-31 0000025232 2023-01-012023-12-31 0000025232 2022-01-012022-12-31 0000025232 us-gaap:CommonStockMember 2021-12-31 0000025232 us-gaap:AdditionalPaidInCapitalMember 2021-12-31 0000025232 us-gaap:TreasuryStockCommonMember 2021-12-31 0000025232 us-gaap:RetainedEarningsMember 2021-12-31 0000025232 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2021-12-31 0000025232 us-gaap:ParentMember 2021-12-31 0000025232 us-gaap:NoncontrollingInterestMember 2021-12-31 0000025232 2021-12-31 0000025232 us-gaap:RetainedEarningsMember 2022-01-012022-12-31 0000025232 us-gaap:ParentMember 2022-01-012022-12-31 0000025232 us-gaap:NoncontrollingInterestMember 2022-01-012022-12-31 0000025232 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2022-01-012022-12-31 0000025232 us-gaap:CommonStockMember 2022-01-012022-12-31 0000025232 us-gaap:AdditionalPaidInCapitalMember 2022-01-012022-12-31 0000025232 us-gaap:TreasuryStockCommonMember 2022-01-012022-12-31 0000025232 us-gaap:CommonStockMember 2022-12-31 0000025232 us-gaap:AdditionalPaidInCapitalMember 2022-12-31 0000025232 us-gaap:TreasuryStockCommonMember 2022-12-31 0000025232 us-gaap:RetainedEarningsMember 2022-12-31 0000025232 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2022-12-31 0000025232 us-gaap:ParentMember 2022-12-31 0000025232 us-gaap:NoncontrollingInterestMember 2022-12-31 0000025232 2022-12-31 0000025232 us-gaap:RetainedEarningsMember 2023-01-012023-12-31 0000025232 us-gaap:ParentMember 2023-01-012023-12-31 0000025232 us-gaap:NoncontrollingInterestMember 2023-01-012023-12-31 0000025232 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2023-01-012023-12-31 0000025232 us-gaap:CommonStockMember 2023-01-012023-12-31 0000025232 us-gaap:AdditionalPaidInCapitalMember 2023-01-012023-12-31 0000025232 us-

gaap:TreasuryStockCommonMember 2023-01-012023-12-31 0000025232 us-gaap:CommonStockMember 2023-12-31 0000025232 us-gaap:AdditionalPaidInCapitalMember 2023-12-31 0000025232 us-gaap:TreasuryStockCommonMember 2023-12-31
0000025232 us-gaap:RetainedEarningsMember 2023-12-31 0000025232 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2023-12-31 0000025232 us-gaap:ParentMember 2023-12-31 0000025232 us-gaap:NoncontrollingInterestMember 2023-
12-31 0000025232 us-gaap:RetainedEarningsMember 2024-01-012024-12-31 0000025232 us-gaap:ParentMember 2024-01-012024-12-31 0000025232 us-gaap:NoncontrollingInterestMember 2024-01-012024-12-31 0000025232 us-
gaap:AccumulatedOtherComprehensiveIncomeMember 2024-01-012024-12-31 0000025232 us-gaap:CommonStockMember 2024-01-012024-12-31 0000025232 us-gaap:AdditionalPaidInCapitalMember 2024-01-012024-12-31 0000025232 us-
gaap:TreasuryStockCommonMember 2024-01-012024-12-31 0000025232 us-gaap:CommonStockMember 2024-12-31 0000025232 us-gaap:AdditionalPaidInCapitalMember 2024-12-31 0000025232 us-gaap:TreasuryStockCommonMember 2024-12-31
0000025232 us-gaap:RetainedEarningsMember 2024-12-31 0000025232 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2024-12-31 0000025232 us-gaap:ParentMember 2024-12-31 0000025232 us-gaap:NoncontrollingInterestMember 2024-
12-31 0000025232 cuz:CousinsPropertiesLPMember 2024-01-012024-12-31 0000025232 srt:MinimumMemberus-gaap:BuildingMember 2024-12-31 0000025232 srt:MaximumMemberus-gaap:BuildingMember 2024-12-31 0000025232
srt:MinimumMemberus-gaap:FurnitureAndFixturesMember 2024-12-31 0000025232 srt:MaximumMemberus-gaap:FurnitureAndFixturesMember 2024-12-31 0000025232 cuz:TenantFundedImprovementsMember 2024-12-31 0000025232
cuz:TenantFundedImprovementsMember 2023-12-31 0000025232 cuz:TenantFundedImprovementsMember 2024-01-012024-12-31 0000025232 cuz:TenantFundedImprovementsMember 2023-01-012023-12-31 0000025232
cuz:TenantFundedImprovementsMember 2022-01-012022-12-31 0000025232 cuz:TenantReimbursementsMember 2024-01-012024-12-31 0000025232 cuz:TenantReimbursementsMember 2023-01-012023-12-31 0000025232
cuz:TenantReimbursementsMember 2022-01-012022-12-31 0000025232 cuz:SailTowerAcquisitionMember 2024-12-012024-12-31 0000025232 cuz:VantageSouthEndAcquisitionMember 2024-12-012024-12-31 0000025232
cuz:SailTowerAcquisitionMember 2024-12-31 0000025232 cuz:VantageSouthEndAcquisitionMember 2024-12-31 0000025232 cuz:SailTowerAcquisitionMemberus-gaap:LeasesAcquiredInPlaceMember 2024-12-012024-12-31 0000025232
cuz:VantageSouthEndAcquisitionMemberus-gaap:LeasesAcquiredInPlaceMember 2024-12-012024-12-31 0000025232 cuz:SailTowerAcquisitionMemberus-gaap:AboveMarketLeasesMember 2024-12-012024-12-31 0000025232
cuz:VantageSouthEndAcquisitionMemberus-gaap:AboveMarketLeasesMember 2024-12-012024-12-31 0000025232 cuz:SailTowerAcquisitionMembercuz:PrepaidExpensesMember 2024-12-012024-12-31 0000025232
cuz:VantageSouthEndAcquisitionMembercuz:PrepaidExpensesMember 2024-12-012024-12-31 0000025232 cuz:SailTowerAcquisitionMembercuz:BelowMarketLeasesMember 2024-12-012024-12-31 0000025232
cuz:VantageSouthEndAcquisitionMembercuz:BelowMarketLeasesMember 2024-12-012024-12-31 0000025232 cuz:SailTowerAcquisitionMembercuz:TenantAllowancePayableMember 2024-12-012024-12-31 0000025232
cuz:VantageSouthEndAcquisitionMembercuz:TenantAllowancePayableMember 2024-12-012024-12-31 0000025232 cuz:SailTowerAcquisitionMembercuz:AccountsPayableAndOtherLiabilitiesMember 2024-12-012024-12-31 0000025232
cuz:VantageSouthEndAcquisitionMembercuz:AccountsPayableAndOtherLiabilitiesMember 2024-12-012024-12-31 0000025232 2024-12-012024-12-31 0000025232 us-
gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMembercuz:AtlantaLandMember 2024-09-30 0000025232 us-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMembercuz:AtlantaLandMember 2023-09-012023-09-30
0000025232 2024-02-012024-02-29 0000025232 cuz:MezzanineLoanMember 2024-04-012024-06-30 0000025232 2024-06-30 0000025232 cuz:MezzanineLoanMember 2024-06-30 0000025232 cuz:MezzanineLoanMemberus-gaap:MortgagesMember 2024-
01-012024-12-31 0000025232 cuz:PerformingMortgageLoanMember 2024-12-31 0000025232 cuz:PerformingMortgageLoanMemberus-gaap:SubsequentEventMember 2025-01-072025-01-07 0000025232 cuz:PerformingMortgageLoanMemberus-
gaap:SubsequentEventMember 2025-01-07 0000025232 cuz:A110EastPledgeOfEquityInterestsCharlotteNCOfficeBuildingMember 2024-12-31 0000025232 cuz:RadiusPledgeOfEquityInterestsNashvilleTNOfficeBuildingMember 2024-12-31 0000025232
cuz:SaintAnnPledgeOfAssetDallasTXOfficeBuildingMember 2024-12-31 0000025232 cuz:MezzanineLoanMember 2024-12-31 0000025232 cuz:FirstPriorityMortgageLoanMember 2024-12-31 0000025232 cuz:AMCO120WTHoldingsLLCMember 2024-12-31
0000025232 cuz:AMCO120WTHoldingsLLCMember 2023-12-31 0000025232 cuz:CrawfordLongCpiLlcMember 2024-12-31 0000025232 cuz:CrawfordLongCpiLlcMember 2023-12-31 0000025232 cuz:NeuhoffHoldingsLLCMember 2024-12-31 0000025232
cuz:NeuhoffHoldingsLLCMember 2023-12-31 0000025232 cuz:TerminusOfficeHoldingsMember 2024-12-31 0000025232 cuz:TerminusOfficeHoldingsMember 2023-12-31 0000025232 cuz:A715PonceHoldingsLLCMember 2024-12-31 0000025232
cuz:A715PonceHoldingsLLCMember 2023-12-31 0000025232 us-gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember 2024-12-31 0000025232 us-
gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember 2023-12-31 0000025232 cuz:AMCO120WTHoldingsLLCMember 2024-01-012024-12-31 0000025232 cuz:AMCO120WTHoldingsLLCMember 2023-01-012023-12-31
0000025232 cuz:AMCO120WTHoldingsLLCMember 2022-01-012022-12-31 0000025232 cuz:CrawfordLongCpiLlcMember 2024-01-012024-12-31 0000025232 cuz:CrawfordLongCpiLlcMember 2023-01-012023-12-31 0000025232
cuz:CrawfordLongCpiLlcMember 2022-01-012022-12-31 0000025232 cuz:NeuhoffHoldingsLLCMember 2024-01-012024-12-31 0000025232 cuz:NeuhoffHoldingsLLCMember 2023-01-012023-12-31 0000025232 cuz:NeuhoffHoldingsLLCMember 2022-01-
012022-12-31 0000025232 cuz:TerminusOfficeHoldingsMember 2024-01-012024-12-31 0000025232 cuz:TerminusOfficeHoldingsMember 2023-01-012023-12-31 0000025232 cuz:TerminusOfficeHoldingsMember 2022-01-012022-12-31 0000025232
cuz:A715PonceHoldingsLLCMember 2024-01-012024-12-31 0000025232 cuz:A715PonceHoldingsLLCMember 2023-01-012023-12-31 0000025232 cuz:A715PonceHoldingsLLCMember 2022-01-012022-12-31 0000025232
cuz:CarolinaSquareHoldingsLPMember 2024-01-012024-12-31 0000025232 cuz:CarolinaSquareHoldingsLPMember 2023-01-012023-12-31 0000025232 cuz:CarolinaSquareHoldingsLPMember 2022-01-012022-12-31 0000025232
cuz:HICOVictoryCenterLPMember 2024-01-012024-12-31 0000025232 cuz:HICOVictoryCenterLPMember 2023-01-012023-12-31 0000025232 cuz:HICOVictoryCenterLPMember 2022-01-012022-12-31 0000025232 cuz:OtherEquityMethodInvesteeMember
2024-01-012024-12-31 0000025232 cuz:OtherEquityMethodInvesteeMember 2023-01-012023-12-31 0000025232 cuz:OtherEquityMethodInvesteeMember 2022-01-012022-12-31 0000025232 us-
gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember 2024-01-012024-12-31 0000025232 us-gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember 2023-01-012023-12-31 0000025232 us-
gaap:EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember 2022-01-012022-12-31 0000025232 cuz:AMCO120WTHoldingsLLCMember 2024-12-31 0000025232 cuz:AMCO120WTHoldingsLLCMembercuz:AMLIResidentialMember
2024-12-31 0000025232 cuz:AMCO120WTHoldingsLLCMember 2023-12-31 0000025232 cuz:CrawfordLongCpiLlcMember 2024-12-31 0000025232 cuz:CrawfordLongCpiLlcMembercuz:EmoryUniversityMember 2024-12-31 0000025232
cuz:CrawfordLongCpiLlcMember 2023-05-31 0000025232 cuz:CrawfordLongCpiLlcMember 2023-12-31 0000025232 cuz:NeuoffJVMember 2024-12-31 0000025232 cuz:NeuoffJVMembercuz:NeuhoffHoldingsLLCMember 2024-12-31 0000025232
cuz:NeuoffJVMember 2021-07-272021-07-27 0000025232 cuz:NeuoffJVMemberus-gaap:ConstructionLoansMember 2021-09-30 0000025232 cuz:NeuoffJVMemberus-gaap:ConstructionLoansMember 2021-09-012021-09-30 0000025232
cuz:NeuhoffHoldingsLLCMemberus-gaap:SecuredOvernightFinancingRateSofrMember 2023-04-012023-04-30 0000025232 srt:MinimumMembercuz:NeuhoffHoldingsLLCMember 2023-04-30 0000025232
srt:MinimumMembercuz:NeuhoffHoldingsLLCMembercuz:LondonInterBankOfferedRateLIBORMember 2024-03-31 0000025232 cuz:NeuoffJVMember 2023-12-31 0000025232 cuz:TLCOProsceniumLLCMember 2024-08-31 0000025232
cuz:TLCOProsceniumLLCMembercuz:ProsceniumJVLLCMember 2024-08-31 0000025232 cuz:TLCOProsceniumLLCMembercuz:ProsceniumJVLLCMember 2024-08-012024-08-31 0000025232 cuz:ProsceniumJVLLCMember 2024-08-012024-08-31
0000025232 cuz:TLCOProsceniumLLCMember 2024-12-31 0000025232 cuz:A715PonceJVMember 2024-12-31 0000025232 cuz:A715PonceJVMembercuz:A715PonceHoldingsLLCMember 2024-12-31 0000025232 cuz:A715PonceJVMember 2024-01-012024-
12-31 0000025232 cuz:A715PonceJVMember 2023-12-31 0000025232 cuz:CarolinaSquareHoldingsLPMember 2024-12-31 0000025232 cuz:CarolinaSquareHoldingsLPMembercuz:NR123FranklinLLCMember 2024-12-31 0000025232
cuz:CarolinaSquareHoldingsLPMember 2022-09-30 0000025232 cuz:CarolinaSquareHoldingsLPMember 2022-09-012022-09-30 0000025232 cuz:HICOVictoryCenterLPMember 2024-12-31 0000025232 cuz:HICOVictoryCenterLPMembercuz:HinesMember
2024-12-31 0000025232 cuz:HICOVictoryCenterLPMemberus-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMember 2023-06-30 0000025232 cuz:HICOVictoryCenterLPMemberus-
gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMembercuz:HICOVictoryCenterLPMember 2022-06-012022-06-30 0000025232 cuz:HICOVictoryCenterLPMemberus-
gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMember 2022-06-012022-06-30 0000025232 us-gaap:LeasesAcquiredInPlaceMember 2024-12-31 0000025232 us-gaap:LeasesAcquiredInPlaceMember 2023-12-31 0000025232
cuz:BelowMarketGroundLeasesMember 2024-12-31 0000025232 cuz:BelowMarketGroundLeasesMember 2023-12-31 0000025232 us-gaap:AboveMarketLeasesMember 2024-12-31 0000025232 us-gaap:AboveMarketLeasesMember 2023-12-31 0000025232
cuz:BelowMarketLeasesMember 2024-12-31 0000025232 cuz:BelowMarketLeasesMember 2023-12-31 0000025232 cuz:BelowMarketLeasesAboveMarketLeasesMember 2024-01-012024-12-31 0000025232
cuz:BelowMarketLeasesAboveMarketLeasesMember 2023-01-012023-12-31 0000025232 cuz:BelowMarketLeasesAboveMarketLeasesMember 2022-01-012022-12-31 0000025232 us-gaap:LeasesAcquiredInPlaceMember 2024-01-012024-12-31 0000025232
us-gaap:LeasesAcquiredInPlaceMember 2023-01-012023-12-31 0000025232 us-gaap:LeasesAcquiredInPlaceMember 2022-01-012022-12-31 0000025232 cuz:BelowMarketGroundLeasesMember 2024-01-012024-12-31 0000025232
cuz:BelowMarketGroundLeasesMember 2023-01-012023-12-31 0000025232 cuz:BelowMarketGroundLeasesMember 2022-01-012022-12-31 0000025232 cuz:BelowMarketLeasesMember 2024-01-012024-12-31 0000025232
cuz:UnsecuredCreditFacilityMember 2024-12-31 0000025232 cuz:UnsecuredCreditFacilityMember 2023-12-31 0000025232 cuz:UnsecuredSeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232
cuz:UnsecuredSeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember 2023-12-31 0000025232 cuz:UnsecuredSeniorNotesWithInterestRateOf5.375Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232
cuz:UnsecuredSeniorNotesWithInterestRateOf5.375Membercuz:SeniorUnsecuredDebtMember 2023-12-31 0000025232 cuz:UnsecuredTermLoanWithInterestRateOf5.433Membercuz:TermLoanUnsecuredDueInSeptember2025Member 2024-12-31
0000025232 cuz:UnsecuredTermLoanWithInterestRateOf5.433Membercuz:TermLoanUnsecuredDueInSeptember2025Member 2023-12-31 0000025232 cuz:A10YearUnsecuredSeniorNotesWithInterestRateOf395Membercuz:SeniorUnsecuredDebtMember
2024-12-31 0000025232 cuz:A10YearUnsecuredSeniorNotesWithInterestRateOf395Membercuz:SeniorUnsecuredDebtMember 2023-12-31 0000025232 cuz:UnsecuredTermLoanWithInterestRateOf5.41Membercuz:TermLoanUnsecuredDueIn2024Member
2024-12-31 0000025232 cuz:UnsecuredTermLoanWithInterestRateOf5.41Membercuz:TermLoanUnsecuredDueIn2024Member 2023-12-31 0000025232 cuz:EightYearNoteWithInterestRateOf391Membercuz:SeniorUnsecuredDebtMember 2024-12-31
0000025232 cuz:EightYearNoteWithInterestRateOf391Membercuz:SeniorUnsecuredDebtMember 2023-12-31 0000025232 cuz:A9YearUnsecuredSeniorNotesWithInterestRateOf386Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232
cuz:A9YearUnsecuredSeniorNotesWithInterestRateOf386Membercuz:SeniorUnsecuredDebtMember 2023-12-31 0000025232 cuz:A8YearUnsecuredSeniorNotesWithInterestRateOf378Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232
cuz:A8YearUnsecuredSeniorNotesWithInterestRateOf378Membercuz:SeniorUnsecuredDebtMember 2023-12-31 0000025232 cuz:TenYearNoteWithInterestRateOf409Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232
cuz:TenYearNoteWithInterestRateOf409Membercuz:SeniorUnsecuredDebtMember 2023-12-31 0000025232 cuz:UnsecuredNotesMember 2024-12-31 0000025232 cuz:UnsecuredNotesMember 2023-12-31 0000025232 cuz:TerminusMemberus-
gaap:MortgagesMember 2024-12-31 0000025232 cuz:TerminusMemberus-gaap:MortgagesMember 2023-12-31 0000025232 cuz:FifthThirdCenterMemberus-gaap:MortgagesMember 2024-12-31 0000025232 cuz:FifthThirdCenterMemberus-
gaap:MortgagesMember 2023-12-31 0000025232 cuz:ColoradoTowerMemberus-gaap:MortgagesMember 2024-12-31 0000025232 cuz:ColoradoTowerMemberus-gaap:MortgagesMember 2023-12-31 0000025232 cuz:Domain10Memberus-
gaap:MortgagesMember 2024-12-31 0000025232 cuz:Domain10Memberus-gaap:MortgagesMember 2023-12-31 0000025232 us-gaap:MortgagesMember 2024-12-31 0000025232 us-gaap:MortgagesMember 2023-12-31 0000025232
cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember 2022-10-032022-10-03 0000025232 cuz:UnsecuredTermLoanWithInterestRateOf5.433Memberus-gaap:UnsecuredDebtMember 2024-12-012024-12-31 0000025232
cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember 2021-06-282021-06-28 0000025232 cuz:Terminus100Memberus-gaap:MortgagesMember 2024-12-31 0000025232 cuz:Terminus200Memberus-gaap:MortgagesMember 2024-12-31 0000025232
us-gaap:LineOfCreditMember 2022-05-02 0000025232 srt:MinimumMemberus-gaap:LineOfCreditMember 2022-05-022022-05-02 0000025232 us-gaap:LineOfCreditMember 2022-05-022022-05-02 0000025232 srt:MaximumMemberus-
gaap:LineOfCreditMember 2022-05-022022-05-02 0000025232 srt:MaximumMemberus-gaap:LineOfCreditMember 2022-05-02 0000025232 us-gaap:LineOfCreditMembercuz:AdjustedSOFRMember 2022-05-022022-05-02 0000025232
srt:MinimumMemberus-gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMember 2022-05-022022-05-02 0000025232 srt:MaximumMemberus-gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMember 2022-
05-022022-05-02 0000025232 us-gaap:LineOfCreditMemberus-gaap:FederalFundsEffectiveSwapRateMember 2022-05-022022-05-02 0000025232 us-gaap:LineOfCreditMembercuz:TermSOFRMember 2022-05-022022-05-02 0000025232
srt:MinimumMemberus-gaap:LineOfCreditMemberus-gaap:BaseRateMember 2022-05-022022-05-02 0000025232 srt:MaximumMemberus-gaap:LineOfCreditMemberus-gaap:BaseRateMember 2022-05-022022-05-02 0000025232 srt:MinimumMemberus-
gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMember 2024-04-162024-04-16 0000025232 srt:MaximumMemberus-gaap:LineOfCreditMemberus-gaap:SecuredOvernightFinancingRateSofrMember 2024-04-162024-04-16
0000025232 srt:MinimumMemberus-gaap:LineOfCreditMember 2024-04-162024-04-16 0000025232 srt:MaximumMemberus-gaap:LineOfCreditMember 2024-04-162024-04-16 0000025232 us-gaap:LineOfCreditMembercuz:AdjustedSOFRMember 2024-01-
012024-12-31 0000025232 us-gaap:LineOfCreditMember 2024-01-012024-12-31 0000025232 us-gaap:LineOfCreditMember 2024-12-31 0000025232 cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember 2022-10-03 0000025232
cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMembercuz:AdjustedSOFRMember 2022-10-032022-10-03 0000025232 srt:MinimumMembercuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:EurodollarMember 2022-10-032022-10-
03 0000025232 srt:MaximumMembercuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:EurodollarMember 2022-10-032022-10-03 0000025232 cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-
gaap:FederalFundsEffectiveSwapRateMember 2022-10-032022-10-03 0000025232 cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMembercuz:TermSOFRMember 2022-10-032022-10-03 0000025232
srt:MinimumMembercuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMember 2022-10-032022-10-03 0000025232 srt:MaximumMembercuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMember
2022-10-032022-10-03 0000025232 cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember 2024-01-012024-12-31 0000025232 cuz:A2022TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember 2023-04-19 0000025232
cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember 2023-04-19 0000025232 cuz:A2022TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMemberus-gaap:SecuredOvernightFinancingRateSofrMember 2023-04-19
0000025232 cuz:A2022TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember 2024-01-26 0000025232 cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember 2024-01-26 0000025232 cuz:A2022TermLoanMemberus-
gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMemberus-gaap:SecuredOvernightFinancingRateSofrMember 2024-01-26 0000025232 cuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMember 2024-12-31 0000025232
cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember 2021-06-28 0000025232 cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember 2024-08-012024-08-31 0000025232 cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember 2024-08-
31 0000025232 cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember 2024-08-30 0000025232 cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMembercuz:AdjustedSOFRMember 2022-09-192022-09-19 0000025232
srt:MinimumMembercuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:EurodollarMember 2022-09-192022-09-19 0000025232 srt:MaximumMembercuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-
gaap:EurodollarMember 2022-09-192022-09-19 0000025232 cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:FederalFundsEffectiveSwapRateMember 2022-09-192022-09-19 0000025232 cuz:A2021TermLoanMemberus-
gaap:UnsecuredDebtMembercuz:TermSOFRMember 2022-09-192022-09-19 0000025232 cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember 2022-09-192022-09-19 0000025232 srt:MinimumMembercuz:A2021TermLoanMemberus-
gaap:UnsecuredDebtMemberus-gaap:BaseRateMember 2022-09-192022-09-19 0000025232 srt:MaximumMembercuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMember 2022-09-192022-09-19 0000025232
cuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMember 2024-01-012024-12-31 0000025232 cuz:A2021TermLoanMemberus-gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember 2022-09-27 0000025232 cuz:A2021TermLoanMemberus-
gaap:InterestRateSwapMemberus-gaap:UnsecuredDebtMember 2022-09-272022-09-27 0000025232 srt:MinimumMembercuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMember 2024-04-012024-04-30 0000025232
srt:MinimumMembercuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMember 2024-04-012024-04-30 0000025232 srt:MaximumMembercuz:A2022TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMember
2024-04-012024-04-30 0000025232 srt:MaximumMembercuz:A2021TermLoanMemberus-gaap:UnsecuredDebtMemberus-gaap:BaseRateMember 2024-04-012024-04-30 0000025232
cuz:UnsecuredSeniorNotesWithInterestRateOf5.375Membercuz:SeniorUnsecuredDebtMember 2024-12-012024-12-31 0000025232 cuz:SeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember 2024-08-31 0000025232
cuz:SeniorNotesWithInterestRateOf5.875Membercuz:SeniorUnsecuredDebtMember 2024-08-012024-08-31 0000025232 cuz:SeniorNotesWithInterestRateOf5.912Membercuz:SeniorUnsecuredDebtMember 2024-08-31 0000025232
cuz:SeniorNotesWithInterestRateOf5.912Membercuz:SeniorUnsecuredDebtMember 2024-08-012024-08-31 0000025232 cuz:A2021TermLoanMembercuz:SeniorUnsecuredDebtMember 2024-08-012024-08-31 0000025232
cuz:A2021TermLoanMembercuz:SeniorUnsecuredDebtMember 2024-08-31 0000025232 cuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMember 2024-08-31 0000025232 cuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMember 2024-08-
012024-08-31 0000025232 srt:MaximumMembercuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMember 2024-08-012024-08-31 0000025232 srt:MaximumMembercuz:PublicSeniorNoteMembercuz:SeniorUnsecuredDebtMember 2024-08-31
0000025232 cuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232 cuz:TenYearUnsecuredSeniorNotesWithInterestRateOf409Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232
cuz:EightYearUnsecuredSeniorNotesWithInterestRateOf391Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232 cuz:EightYearUnsecuredSeniorNotesWithInterestRateOf378Membercuz:SeniorUnsecuredDebtMember 2024-12-31
0000025232 cuz:NineYearUnsecuredSeniorNotesWithInterestRateOf386Membercuz:SeniorUnsecuredDebtMember 2024-12-31 0000025232 cuz:TenYearUnsecuredSeniorNotesWithInterestRateOf395Membercuz:SeniorUnsecuredDebtMember 2024-12-31
0000025232 cuz:Domain10Memberus-gaap:MortgagesMember 2024-11-30 0000025232 cuz:TerminusPropertiesInAtlantaMemberus-gaap:MortgagesMember 2022-12-31 0000025232 cuz:TerminusPropertiesInAtlantaMemberus-gaap:MortgagesMember
2022-11-30 0000025232 cuz:LegacyUnionOneMemberus-gaap:MortgagesMember 2022-10-31 0000025232 cuz:PromenadeTowerMemberus-gaap:MortgagesMember 2022-10-31 0000025232 cuz:TerminusPropertiesInAtlantaMemberus-
gaap:MortgagesMember 2024-12-31 0000025232 cuz:A2022TermLoanMembercuz:InterestRateSwap2024Member 2024-12-31 0000025232 cuz:A2022TermLoanMembercuz:InterestRateSwap2023Member 2023-12-31 0000025232
cuz:A2021TermLoanMemberus-gaap:InterestRateSwapMember 2023-12-31 0000025232 cuz:UnderwritingAgreementDecember2024Member 2024-12-012024-12-31 0000025232 cuz:UnderwritingAgreementDecember2024Member 2024-12-31 0000025232
cuz:UnderwritingAgreementNovember2024Member 2024-11-012024-11-30 0000025232 2024-11-30 0000025232 cuz:UnderwritingAgreementNovember2024Member 2024-11-30 0000025232 2022-07-012022-09-30 0000025232
srt:MaximumMembercuz:ATMProgramMember 2022-07-012022-09-30 0000025232 us-gaap:CommonStockMembercuz:ATMProgramMember 2022-06-292024-12-31 0000025232 cuz:ATMProgramMember 2022-06-292024-12-31 0000025232
cuz:ATMProgramMember 2024-12-31 0000025232 us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2024-01-012024-12-31 0000025232 us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2023-01-
012023-12-31 0000025232 us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2022-01-012022-12-31 0000025232 2024-02-062024-02-06 0000025232 us-gaap:CommonStockMember 2024-01-012024-12-31 0000025232
cuz:OrdinaryDividendsMemberus-gaap:CommonStockMember 2024-01-012024-12-31 0000025232 cuz:LongTermCapitalGainMemberus-gaap:CommonStockMember 2024-01-012024-12-31 0000025232 us-gaap:CommonStockMember 2023-01-012023-12-
31 0000025232 cuz:OrdinaryDividendsMemberus-gaap:CommonStockMember 2023-01-012023-12-31 0000025232 cuz:LongTermCapitalGainMemberus-gaap:CommonStockMember 2023-01-012023-12-31 0000025232 us-gaap:CommonStockMember 2022-
01-012022-12-31 0000025232 cuz:OrdinaryDividendsMemberus-gaap:CommonStockMember 2022-01-012022-12-31 0000025232 cuz:LongTermCapitalGainMemberus-gaap:CommonStockMember 2022-01-012022-12-31 0000025232
cuz:VariableRentalRevenueMember 2024-01-012024-12-31 0000025232 cuz:VariableRentalRevenueMember 2023-01-012023-12-31 0000025232 cuz:VariableRentalRevenueMember 2022-01-012022-12-31 0000025232 cuz:FeeAndOtherRevenueMember
2024-01-012024-12-31 0000025232 cuz:FeeAndOtherRevenueMember 2023-01-012023-12-31 0000025232 cuz:FeeAndOtherRevenueMember 2022-01-012022-12-31 0000025232 2023-06-012023-06-30 0000025232
cuz:RentalPropertiesMembercuz:SVBFinancialGroupMember 2023-07-012023-09-30 0000025232 us-gaap:SubsequentEventMember 2025-02-012025-02-28 0000025232 cuz:NorfolkSouthernMember 2022-01-012022-12-31 0000025232 us-
gaap:RestrictedStockMember 2024-01-012024-12-31 0000025232 us-gaap:RestrictedStockMember 2023-01-012023-12-31 0000025232 us-gaap:RestrictedStockMember 2022-01-012022-12-31 0000025232
cuz:EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember 2024-01-012024-12-31 0000025232 cuz:EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember 2023-01-012023-12-31 0000025232
cuz:EquityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember 2022-01-012022-12-31 0000025232 cuz:EquityClassifiedPerformanceBasedRestrictedStockUnitMember 2024-01-012024-12-31 0000025232
cuz:EquityClassifiedPerformanceBasedRestrictedStockUnitMember 2023-01-012023-12-31 0000025232 cuz:EquityClassifiedPerformanceBasedRestrictedStockUnitMember 2022-01-012022-12-31 0000025232 cuz:EquityClassifiedDirectorGrantsMember
2024-01-012024-12-31 0000025232 cuz:EquityClassifiedDirectorGrantsMember 2023-01-012023-12-31 0000025232 cuz:EquityClassifiedDirectorGrantsMember 2022-01-012022-12-31 0000025232 us-gaap:EmployeeStockMember 2024-01-012024-12-31
0000025232 us-gaap:EmployeeStockMember 2023-01-012023-12-31 0000025232 us-gaap:EmployeeStockMember 2022-01-012022-12-31 0000025232 cuz:EquityClassifiedAwardsMember 2024-01-012024-12-31 0000025232
cuz:EquityClassifiedAwardsMember 2023-01-012023-12-31 0000025232 cuz:EquityClassifiedAwardsMember 2022-01-012022-12-31 0000025232 cuz:TimeVestedRestrictedStockUnitMember 2024-01-012024-12-31 0000025232
cuz:TimeVestedRestrictedStockUnitMember 2023-01-012023-12-31 0000025232 cuz:TimeVestedRestrictedStockUnitMember 2022-01-012022-12-31 0000025232 cuz:DividendEquivalentMember 2024-01-012024-12-31 0000025232
cuz:DividendEquivalentMember 2023-01-012023-12-31 0000025232 cuz:DividendEquivalentMember 2022-01-012022-12-31 0000025232 cuz:LiabilityClassifiedAwardsMember 2024-01-012024-12-31 0000025232 cuz:LiabilityClassifiedAwardsMember
2023-01-012023-12-31 0000025232 cuz:LiabilityClassifiedAwardsMember 2022-01-012022-12-31 0000025232 cuz:KeyEmployeeMembercuz:EquityClassifiedAwardsMember 2021-01-012021-12-31 0000025232
cuz:KeyEmployeeMembercuz:EquityClassifiedAwardsMember 2024-01-012024-12-31 0000025232 cuz:KeyEmployeeMembercuz:EquityClassifiedAwardsMember 2023-01-012023-12-31 0000025232
cuz:KeyEmployeeMembercuz:EquityClassifiedAwardsMember 2022-01-012022-12-31 0000025232 cuz:PerformanceBasedRestrictedStockUnitMember 2024-12-31 0000025232 cuz:PerformanceBasedRestrictedStockUnitMember 2024-01-012024-12-31
0000025232 cuz:EmployeesMembercuz:EquityClassifiedAwardsMember 2024-01-012024-12-31 0000025232 cuz:EmployeesMembercuz:EquityClassifiedAwardsMember 2023-01-012023-12-31 0000025232
cuz:EmployeesMembercuz:EquityClassifiedAwardsMember 2022-01-012022-12-31 0000025232 cuz:EquityClassifiedAwardsMember 2024-12-31 0000025232 cuz:EquityClassifiedAwardsMember 2023-12-31 0000025232 cuz:EquityClassifiedAwardsMember
2022-12-31 0000025232 cuz:EquityClassifiedAwardsMember 2021-12-31 0000025232 us-gaap:RestrictedStockUnitsRSUMember 2024-12-31 0000025232 us-gaap:RestrictedStockMember 2024-12-31 0000025232 us-gaap:StockOptionMember 2024-12-31
0000025232 us-gaap:StockOptionMember 2022-12-31 0000025232 us-gaap:StockOptionMember 2023-12-31 0000025232 us-gaap:StockOptionMember 2024-01-012024-12-31 0000025232 us-gaap:StockOptionMember 2023-01-012023-12-31 0000025232
us-gaap:StockOptionMember 2022-01-012022-12-31 0000025232 cuz:EquityClassifiedAwardsMembercuz:IndependentBoardOfDirectorsMember 2024-01-012024-12-31 0000025232
cuz:EquityClassifiedAwardsMembercuz:IndependentBoardOfDirectorsMember 2023-01-012023-12-31 0000025232 cuz:EquityClassifiedAwardsMembercuz:IndependentBoardOfDirectorsMember 2022-01-012022-12-31 0000025232
cuz:LiabilityClassifiedServiceBasedPerformanceRestrictedStockUnitsMember 2024-01-012024-12-31 0000025232 cuz:LiabilityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember 2023-01-012023-12-31 0000025232
cuz:LiabilityClassifiedServiceBasedPerformanceRestrictedStockUnitsMember 2023-01-012023-12-31 0000025232 cuz:LiabilityClassifiedPerformanceBasedRestrictedStockUnitMember 2023-01-012023-12-31 0000025232
cuz:LiabilityClassifiedPerformanceBasedRestrictedStockUnitMember 2024-01-012024-12-31 0000025232 cuz:LiabilityClassifiedMarketBasedPerformanceRestrictedStockUnitsMember 2024-01-012024-12-31 0000025232 us-
gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2021-10-26 0000025232 us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2021-10-262021-10-26 0000025232 us-
gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2024-12-31 0000025232 us-gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2023-12-31 0000025232 us-
gaap:EmployeeStockMembercuz:A2021StockRepurchaseProgramMember 2022-12-31 0000025232 2019-01-012019-01-01 0000025232 cuz:CTRSMember 2024-01-012024-12-31 0000025232 cuz:CTRSMember 2023-01-012023-12-31 0000025232
cuz:CTRSMember 2022-01-012022-12-31 0000025232 cuz:CTRSMember 2024-12-31 0000025232 cuz:CTRSMember 2023-12-31 0000025232 srt:SubsidiariesMember 2024-01-012024-12-31 0000025232 srt:SubsidiariesMember 2023-01-012023-12-31
0000025232 srt:SubsidiariesMember 2022-01-012022-12-31 0000025232 cuz:OtherNoncontrollingInterestsMember 2024-01-012024-12-31 0000025232 cuz:OtherNoncontrollingInterestsMember 2023-01-012023-12-31 0000025232
cuz:OtherNoncontrollingInterestsMember 2022-01-012022-12-31 0000025232 us-gaap:EmployeeStockOptionMember 2024-01-012024-12-31 0000025232 us-gaap:EmployeeStockOptionMember 2023-01-012023-12-31 0000025232 us-
gaap:EmployeeStockOptionMember 2022-01-012022-12-31 0000025232 us-gaap:RestrictedStockUnitsRSUMember 2024-01-012024-12-31 0000025232 us-gaap:RestrictedStockUnitsRSUMember 2023-01-012023-12-31 0000025232 us-
gaap:RestrictedStockUnitsRSUMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:AtlantaGAMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-
gaap:OperatingSegmentsMembercuz:AtlantaGAMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:AustinTXMembercuz:OfficeSegmentMember 2024-01-012024-12-
31 0000025232 us-gaap:OperatingSegmentsMembercuz:AustinTXMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:TampaFLMembercuz:OfficeSegmentMember
2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:TampaFLMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:PhoenixAZMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:PhoenixAZMembercuz:OfficeSegmentMember 2024-01-012024-
12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:CharlotteNCMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-
gaap:OperatingSegmentsMembercuz:CharlotteNCMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:DallasTXMembercuz:OfficeSegmentMember 2024-01-012024-
12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:DallasTXMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OtherLocationMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:OtherLocationMembercuz:OfficeSegmentMember 2024-01-
012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:OfficeSegmentMember 2024-01-012024-12-31
0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:NonOfficeSegmentMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:NonOfficeSegmentMember 2024-01-012024-12-31 0000025232 us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMember 2024-01-012024-12-31 0000025232 us-gaap:OperatingSegmentsMember 2024-01-012024-12-31 0000025232 us-gaap:MaterialReconcilingItemsMembercuz:RentalPropertiesMember 2024-01-
012024-12-31 0000025232 us-gaap:MaterialReconcilingItemsMember 2024-01-012024-12-31 0000025232 cuz:TerminationFeeMember 2024-01-012024-12-31 0000025232 us-
gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:AtlantaGAMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:AtlantaGAMembercuz:OfficeSegmentMember 2023-01-012023-
12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:AustinTXMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-
gaap:OperatingSegmentsMembercuz:AustinTXMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:TampaFLMembercuz:OfficeSegmentMember 2023-01-012023-12-
31 0000025232 us-gaap:OperatingSegmentsMembercuz:TampaFLMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:PhoenixAZMembercuz:OfficeSegmentMember
2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:PhoenixAZMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-

gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:CharlotteNCMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:CharlotteNCMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:DallasTXMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:DallasTXMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OtherLocationMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:OtherLocationMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:OfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:NonOfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:NonOfficeSegmentMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMember 2023-01-012023-12-31 0000025232 us-gaap:MaterialReconcilingItemsMembercuz:RentalPropertiesMember 2023-01-012023-12-31 0000025232 us-gaap:MaterialReconcilingItemsMember 2023-01-012023-12-31 0000025232 cuz:TerminationFeeMember 2023-01-012023-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:AtlantaGAMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:AtlantaGAMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:AustinTXMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:AustinTXMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:TampaFLMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:TampaFLMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:PhoenixAZMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:PhoenixAZMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:CharlotteNCMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:CharlotteNCMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:DallasTXMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:DallasTXMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OtherLocationMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:OtherLocationMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:OfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMembercuz:NonOfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:NonOfficeSegmentMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMembercuz:RentalPropertiesMember 2022-01-012022-12-31 0000025232 us-gaap:OperatingSegmentsMember 2022-01-012022-12-31 0000025232 us-gaap:MaterialReconcilingItemsMembercuz:RentalPropertiesMember 2022-01-012022-12-31 0000025232 us-gaap:MaterialReconcilingItemsMember 2022-01-012022-12-31 0000025232 cuz:TerminationFeeMember 2022-01-012022-12-31 0000025232 cuz:OperatingPropertiesMembercuz:TheDomainMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:TheDomainMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:TheDomainMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:SailTowerMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:SailTowerMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:SailTowerMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:TerminusMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:CorporateCenterMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:NorthparkTownCentreMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:NorthparkTownCentreMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:NorthparkTownCentreMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:CorporateCenterMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:Austin300ColoradoProjectLPMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:Austin300ColoradoProjectLPMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:Austin300ColoradoProjectLPMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:CorporateCenterMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:BuckheadPlazaMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:BuckheadPlazaMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:BuckheadPlazaMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:BlairlakePlazaMembercuz:HoustonTexasMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:BlairlakePlazaMembercuz:HoustonTexasMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:BlairlakePlazaMembercuz:HoustonTexasMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:HaydenFerryMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:HaydenFerryMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:HaydenFerryMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:SpringAnd8thMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:SpringAnd8thMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:SpringAnd8thMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:TheTerraceMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:TheTerraceMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:TheTerraceMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A725PonceMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A725PonceMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A725PonceMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:VantageSouthEndAcquisitionMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:OneElevenCongressMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:OneElevenCongressMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:OneElevenCongressMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:SanJacintoCenterMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:SanJacintoCenterMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:SanJacintoCenterMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A3344PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A3344PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A3344PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:FifthThirdCenterMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:FifthThirdCenterMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:FifthThirdCenterMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:PromenadeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:PromenadeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:PromenadeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:TheRailYardMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:TheRailYardMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:TheRailYardMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A3350PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A3350PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A3350PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:PromenadeDAtlantaGaMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:PromenadeDAtlantaGaMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:PromenadeDAtlantaGaMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A100MillMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A100MillMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A100MillMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:AvalonMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:AvalonMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:AvalonMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:ColoradoTowerMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:ColoradoTowerMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:ColoradoTowerMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:HeightsUnionMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:HeightsUnionMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:HeightsUnionMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:LegacyUnionOneMembercuz:DallasGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:LegacyUnionOneMembercuz:DallasGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:LegacyUnionOneMembercuz:DallasGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:TempeGatewayMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:TempeGatewayMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:TempeGatewayMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A550SouthMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A550SouthMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A550SouthMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:DomainPointMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:DomainPointMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:DomainPointMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A5950SherryLaneMembercuz:DallasGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A5950SherryLaneMembercuz:DallasGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A5950SherryLaneMembercuz:DallasGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A3348PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A3348PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A3348PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:A111WestRioMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:A111WestRioMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:A111WestRioMembercuz:PhoenixAZMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:ThePointeMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:ThePointeMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:ThePointeMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:HarborviewPlazaMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MinimumMembercuz:HarborviewPlazaMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembersrt:MaximumMembercuz:HarborviewPlazaMembercuz:TampaFLMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:ResearchParkVMembercuz:AustinTXMember 2024-12-31 0000025232 cuz:OperatingPropertiesMembercuz:MeridianMarkPlazaAtlantaMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 cuz:OperatingPropertiesMemberus-gaap:MiscellaneousInvestmentsMember 2024-12-31 0000025232 cuz:OperatingPropertiesMember 2024-12-31 0000025232 us-gaap:LandMembercuz:SouthEndStationMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 us-gaap:LandMembercuz:A887WestPeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 us-gaap:LandMembercuz:LegacyUnionTwoAndThreeMembercuz:DallasGeorgiaMember 2024-12-31 0000025232 us-gaap:LandMembercuz:A3354PeachtreeMembercuz:AtlantaGeorgiaMember 2024-12-31 0000025232 us-gaap:LandMembercuz:Domain1415Membercuz:AustinTXMember 2024-12-31 0000025232 us-gaap:LandMembercuz:A303TremontMembercuz:CharlotteNorthCarolinaMember 2024-12-31 0000025232 us-gaap:LandMembercuz:DomainPoint3Membercuz:AustinTXMember 2024-12-31 0000025232 us-gaap:LandMembercuz:CorporateCenterMembercuz:TampaFLMember 2024-12-31 0000025232 us-gaap:LandMember 2024-12-31 0000025232 srt:MinimumMemberus-gaap:BuildingAndBuildingImprovementsMember 2024-12-31 0000025232 srt:MaximumMemberus-gaap:BuildingAndBuildingImprovementsMember 2024-12-31 iso4217:USD shares iso4217:USD shares pure utr:sqft utr:acre cuz:property cuz:Loan cuz:apartment cuz:extension cuz:tranche cuz:debt_instrument cuz:financial_institution cuz:award cuz:employee0000025232false2024FY3Yhttp://fasb.org/us-gaap/2024#RentalProperties http://www.cousinsproperties.com/20241231#LandHeldhttp://fasb.org/us-gaap/2024#OtherLiabilitieshttp://fasb.org/us-gaap/2024#OtherLiabilitieshttp://fasb.org/us-gaap/2024#RentalProperties http://www.cousinsproperties.com/20241231#LandHeldhttp://www.cousinsproperties.com/20241231#LandHeldhttp://fasb.org/us-gaap/2024#OtherLiabilitieshttp://fasb.org/us-gaap/2024#OtherLiabilities10-Ktrue2024-12-31--12-31false001-11312COUSINS PROPERTIES INCGA58-08690523344 Peachtree Road NESuite 1800AtlantaGA30326-4802(404)407-1000Common Stock ($1 par value)CUZNYSEYesNoYesYesLarge Accelerated Filerfalsefalsetruefalsefalse3480329145167660480<div style="margin-top:6pt;text-indent:24.75pt">Portions of the Registrant’s proxy statement for the annual stockholders meeting to be held on April 29, 2025 are incorporated by reference into Part III of this Form 10-K.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team. The Chief Information Officer reports directly to the Chief Financial Officer. Our Senior Vice President, Chief Information Officer ("CIO") has served in this role for over eight years, and has more than 20 years of experience in the aggregate in various roles involving managing information security, technology infrastructure, IT operations, and developing cybersecurity strategy. Together with his IT team and external consultants, our CIO is informed about and monitors the prevention, detection, mitigation, and remediation of cybersecurity incidents through the management of and participation in the cybersecurity risk management processes described below, including the operation of our cybersecurity incident response plan.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">For many years, we have strategically invested in our cybersecurity programs across the organization, and we have developed and refined our processes for detecting, evaluating, and responding to potential cybersecurity incidents. In particular, we focus on our networks, applications, data, employees, and vendors with a comprehensive cybersecurity plan, informed by nationally recognized frameworks which we use to monitor and improve our program as compared to the framework controls. In addition to our ongoing monitoring, we engage a third-party advisor to perform cybersecurity risk assessments of our information technology security processes and implemented technologies. We have segmented our building networks so that they are separate from our corporate network, and using third party services, we monitor, scan, assess, audit, and remediate identified vulnerabilities across those networks, as appropriate. Furthermore, recognizing that our employees are an essential line of defense in cybersecurity, we engage with our employees in a training and testing program through which we provide education on the risk of potential cybersecurity incidents, methods for identification of such incidents and appropriate responses. Our policies and processes are informed by industry standard practices regarding application security, access management, device protection, network management, and data loss prevention and recovery, and we also maintain a business continuity and disaster recovery plan (including a cybersecurity incident response plan) to reduce the risk and impact of business interruptions, across a range of disaster scenarios, including potential impacts from a cybersecurity incident. Our business continuity and disaster recovery plan and our cybersecurity incident response plan are reviewed at least annually, and we also periodically conduct tabletop exercises that include the CIO and key members of management.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Our cybersecurity incident response plan includes retention of external experts for prompt assistance following discovery of any material incident. This cybersecurity incident response plan is part of our ongoing cybersecurity vulnerability management, and we endeavor to maintain appropriate controls to identify, monitor, analyze, and address potential cybersecurity incidents, including potential unauthorized access to our networks and applications, along with detection of potential unusual activity within our networks or applications. Based on the context and details of the potential cybersecurity incident, the incident response plan includes prompt review by one or more members of the IT team, with appropriate responses deployed as promptly as is practicable under the circumstances. Additionally, the CIO receives reports on potential cybersecurity incidents. As part of overall enterprise risk management, additional reporting of potential cybersecurity incidents is also provided to our General Counsel, Chief Accounting Officer, Chief Financial Officer, and the Audit Committee or the full Board, as appropriate. </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Our Audit Committee provides an additional layer of cybersecurity oversight and is responsible for discussing cybersecurity concerns (including data privacy risk management) and the steps management has taken to monitor and control such exposures with management. As part of this oversight, the Audit Committee reviews the results of a biannual risk assessment designed to identify and analyze risks to achieving the Company’s business objectives, including material risks from cybersecurity threats. The results of the biannual risk assessment are discussed with management and used to develop the Company’s internal audit plan.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team. The Chief Information Officer reports directly to the Chief Financial Officer. Our Senior Vice President, Chief Information Officer ("CIO") has served in this role for over eight years, and has more than 20 years of experience in the aggregate in various roles involving managing information security, technology infrastructure, IT operations, and developing cybersecurity strategy. Together with his IT team and external consultants, our CIO is informed about and monitors the prevention, detection, mitigation, and remediation of cybersecurity incidents through the management of and participation in the cybersecurity risk management processes described below, including the operation of our cybersecurity incident response plan.</div>The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team. The Chief Information Officer reports directly to the Chief Financial Officer.The day-to-day management of cybersecurity is the responsibility of our Senior Vice President, Chief Information Officer, who oversees our Information Technology ("IT") team.trueOur Senior Vice President, Chief Information Officer ("CIO") has served in this role for over eight years, and has more than 20 years of experience in the aggregate in various roles involving managing information security, technology infrastructure, IT operations, and developing cybersecurity strategy.<div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">For many years, we have strategically invested in our cybersecurity programs across the organization, and we have developed and refined our processes for detecting, evaluating, and responding to potential cybersecurity incidents. In particular, we focus on our networks, applications, data, employees, and vendors with a comprehensive cybersecurity plan, informed by nationally recognized frameworks which we use to monitor and improve our program as compared to the framework controls. In addition to our ongoing monitoring, we engage a third-party advisor to perform cybersecurity risk assessments of our information technology security processes and implemented technologies. We have segmented our building networks so that they are separate from our corporate network, and using third party services, we monitor, scan, assess, audit, and remediate identified vulnerabilities across those networks, as appropriate. Furthermore, recognizing that our employees are an essential line of defense in cybersecurity, we engage with our employees in a training and testing program through which we provide education on the risk of potential cybersecurity incidents, methods for identification of such incidents and appropriate responses. Our policies and processes are informed by industry standard practices regarding application security, access management, device protection, network management, and data loss prevention and recovery, and we also maintain a business continuity and disaster recovery plan (including a cybersecurity incident response plan) to reduce the risk and impact of business interruptions, across a range of disaster scenarios, including potential impacts from a cybersecurity incident. Our business continuity and disaster recovery plan and our cybersecurity incident response plan are reviewed at least annually, and we also periodically conduct tabletop exercises that include the CIO and key members of management.</div>truetruetrue<div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Our Board of Directors provides oversight of risks from cybersecurity threats, in coordination with our management team and the Audit Committee of the Board. Our Board relies on management to bring significant matters impacting the Company to its attention, including with respect to material risks from cybersecurity threats. Our CIO reports on cybersecurity strategy, status of cybersecurity risk control efforts, and third-party cybersecurity risk assessments of our information technology security processes and implemented technologies to the General Counsel, Chief Accounting Officer, Chief Financial Officer, Chief Executive Officer, and our Audit Committee. Our full Board has access to these Audit Committee presentations, including any provided materials. In the event of any material cybersecurity incidents, these presentations would also include information regarding those incidents, including status of mitigation and remediation.</div>truefalsefalsefalsefalsetruefalse34Deloitte & Touche LLPAtlanta,
Georgia16272510001329406000778559700067750930000132884000154726000154728000794032300070627050007349000604700016721900001149100011109000232078000209370001854780001438310001719890001106670008621900090745000880.
1130000000003000000000167660480154335798167660480151799215167660000154336000595967000056387090002536583014569600012805470001125390000-
1050002192000484667800045241510002348900024162000487016700045483130008802146000763447400084777300079904700075351100017610001373000611900072240002454000266000085675800080287400076229000028066100026643400025837
2796000229900077000000005626700098000504000-
900000169000465810008381600016744500061900085300065200045962000829630001667930000.300.300.550.551.111.11153413000151714000150113000154015000152040000150419000 1.281.281.28459620008296300016679300029350004357000106
704000-2297000425000176700043665000833880001685600001512730005549308000-148473000-
9853380000045667700003363000046004000001667930001667930006520001674450001767000176700017670002632000100488000103120000103120000120000-3120001316000112400011240006000-8481000-8475000-
847500027638000276380001574900043387000286600028660001140001140001.2819474700019474700019474700015401900005630327000-147157000-
10132920001767000462566400021285000464694900082963000829630008530008381600042500004250000425000320000-18450001461000-64000-640003000-10227000-10224000-
1022400031150003115000109100010910001.28195061000195061000195061000154336000563870900 0-145696000-1125390000219200045241510002416200045483130004596200045962000619000465810 00-2297000-2297000-
2297000155000004521890004676890004676890003610 00-1230000-869000-8690000-13161000-13161000-131610002537000143159000-14569600002400024000131600013160001.2820111900020111900020111900016766000059596700000-
1280547000-10500048466780002348900048701670004658100083816000167445000005626700098000504000-90003650450003148970002955870004027000414 2000-9900014788000119660001013800058591000480680004173 1000-
2796000229900077000036110003664000539900000169000213000007725000-1723000242040008473000-
91690004002330003683620003651660002527310002795190003422410008379530000016721900000010924000168050004749600031388000478940003000-424800000038831000-1305402000-295735000-
334499000144830000038290000042870000015210680002544000000600600000896392000000004000000001000000000000042118000790850008273000168401000111100000822100071000823100046800400000103120000044300051400019541300019434 8
71725000-35690000130200090200 0-50230006047000514500010168000734900060470005145000DESCRIPTION OF BUSINESS AND BASIS OF PRESENTATION<div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Description of Business: Cousins Properties Incorporated (“Cousins”), a Georgia corporation, is a fully integrated, self-administered, and self-managed real estate investment trust (“REIT”). Cousins conducts substantially all of its business through Cousins Properties LP ("CPLP"). Cousins owns in excess of 99% of CPLP and consolidates CPLP. CPLP wholly owns Cousins TRS Services LLC ("CTRS") a taxable entity which owns and manages its own real estate portfolio and performs certain real estate-related services.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Cousins, CPLP, CTRS, and their subsidiaries (collectively, the “Company”) develop, acquire, lease, manage, and own primarily Class A office

properties and opportunistic mixed-use developments in the Sun Belt markets of the United States with a focus on Atlanta, Austin, Tampa, Charlotte, Phoenix, Dallas, and Nashville. Cousins has elected to be taxed as a REIT and intends to, among other things, distribute at least 100% of its net taxable income to stockholders, thereby eliminating any liability for federal income taxes under current law. Therefore, the results included herein do not include a federal income tax provision for Cousins. As of December 31, 2024, the Company's portfolio of real estate assets consisted of interests in 20.6 million square feet of office space and 467,000 square feet of other space. Basis of Presentation: The consolidated financial statements include the accounts of the Company and its consolidated partnerships and wholly-owned subsidiaries. Intercompany transactions and balances have been eliminated in consolidation. The Company presents its financial statements in accordance with accounting principles generally accepted in the United States of America ("GAAP") as outlined in the Financial Accounting Standard Board's Accounting Standards Codification (the "Codification" or "ASC"). The Codification is the single source of authoritative accounting principles applied by nongovernmental entities in the preparation of financial statements in conformity with GAAP. The Company evaluates all partnerships, joint ventures, and other arrangements with variable interests to determine if the entity or arrangement qualifies as a variable interest entity ("VIE") as defined in the Codification. If the entity or arrangement qualifies as a VIE and the Company is determined to be the primary beneficiary, the Company is required to consolidate the assets, liabilities, and results of operations of the VIE. The Company had no investments or interests in any VIEs as of December 31, 2024 or 20230.991206000006467000 Basis of Presentation: The consolidated financial statements include the accounts of the Company and its consolidated partnerships and wholly-owned subsidiaries. Intercompany transactions and balances have been eliminated in consolidation. The Company presents its financial statements in accordance with accounting principles generally accepted in the United States of America ("GAAP") as outlined in the Financial Accounting Standard Board's Accounting Standards Codification (the "Codification" or "ASC"). The Codification is the single source of authoritative accounting principles applied by nongovernmental entities in the preparation of financial statements in conformity with GAAP. The Company evaluates all partnerships, joint ventures, and other arrangements with variable interests to determine if the entity or arrangement qualifies as a variable interest entity ("VIE") as defined in the Codification. If the entity or arrangement qualifies as a VIE and the Company is determined to be the primary beneficiary, the Company is required to consolidate the assets, liabilities, and results of operations of the VIE. The Company had no investments or interests in any VIEs aSIGNIFICANT ACCOUNTING POLICIES Real Estate Assets Cost Capitalization: Costs related to planning, developing, leasing, and constructing a property, including costs of personnel working directly on projects under development or redevelopment, are capitalized. In addition, the Company capitalizes interest to qualifying assets under development or redevelopment based on average accumulated expenditures outstanding during the period. In capitalizing interest to qualifying assets, the Company uses the interest incurred on specific project debt, if any. If there is no specific project debt, the Company uses its weighted average interest rate for non-project specific debt. The Company also capitalizes interest to investments in entities accounted for under the equity method when the entity has property under development or redevelopment with a carrying value in excess of the entity's borrowings. To the extent debt exists within an unconsolidated joint venture during the construction period, the venture capitalizes interest on that venture-specific debt. The Company capitalizes interest, real estate taxes, and certain operating expenses on the unoccupied portion of development or redevelopment properties, which have ongoing construction of tenant improvements, until the earlier of the date on which the development project achieves 90% economic occupancy or one year from cessation of major construction activity. Impairment: We review our real estate assets on an asset group basis for impairment. This review includes our operating properties, properties under development, and land holdings. The first step in this process is to determine whether an asset is considered to be held-for-investment or held-for-sale, in accordance with accounting guidance. In order to be considered a real estate asset held-for-sale, we must, among other things, have the authority to commit to a plan to sell the asset in its current condition, have commenced the plan to sell the asset, and have determined that it is probable that the asset will sell within one year. If we determine that an asset is held-for-sale, we record an impairment loss if the fair value less costs to sell is less than the carrying amount. There were no held-for-sale buildings as of December 31, 2024, or 2023, and no impairments of held-for-sale buildings during any periods presented in the accompanying statement of operations. All real estate assets not meeting the held-for-sale criteria are considered to be held-for-investment. In the impairment analysis for assets held-for-investment, we must determine whether there are indicators of impairment. For operating properties, these indicators could include a significant decline in a property's leasing percentage, a current period operating loss or negative cash flows combined with a history of losses at the property, a decline in lease rates for that property or others in the property's market, a significant change in the market value of the property, an adverse change in the financial condition of significant tenants, or a significant decrease in the estimated hold period. If indicators of impairment exist, we test for recoverability of the asset group's book value. When testing for recoverability of asset groups held-for-investment, projected undiscounted cash flows are used over its expected hold period. If the expected hold period includes some likelihood of shorter-term hold period from a potential sale, the probability of a sale is layered into the analysis. If any building's held-for-investment analysis were to fail its recoverability test, its book value would be written down to its then current estimated fair value, before any selling expense, and that building would continue to depreciate over its remaining useful life. None of the Company's held-for-investment buildings were impaired during the periods presented in the accompanying statement of operations. For projects under development, indicators could include material budget overruns, significant delays in construction, occupancy, or stabilization timing, regulatory changes or economic trends that have a significant impact on the market, or an adverse change in the financial condition of significant future tenants. None of the Company's projects under development were impaired during any periods presented in the accompanying statement of operations. For land holdings, indicators could include an overall decline in the market value of land in the region, regulatory changes that impact ability to develop the land, a decline in development activity for the intended use of the land, or other adverse economic and market conditions. None of the Company's investments in land, including any accumulated predevelopment costs, were impaired during any periods presented in the accompanying statement of operations. The Company may record impairment charges in future periods if the economy and the office industry weakens, the operating results of individual buildings are materially different from our forecasts, or we shorten our contemplated holding period for any operating buildings. Acquisition of Real Estate Assets: The Company evaluates all real estate acquisitions to determine if the transactions qualify as an acquisition of assets or of a business. If the Company determines that substantially all of the fair value is concentrated in a single identifiable asset or group of similar assets, the Company will account for the acquisition as an acquisition of assets and not a business. If the Company determines that there is no single asset or group of assets that make up substantially all of the fair value of gross assets acquired, the Company must determine whether the acquired set of assets includes an input and a substantive process that together significantly contribute to the ability to create output. Based on the facts of the transactions and guidance in ASC 805, if the Company determines that an input and substantial processes that create an output are present, the Company will account for the acquisition as an acquisition of a business. For asset acquisitions, the Company records the acquired tangible and intangible assets and assumed liabilities based on each asset and liability's relative fair value at the acquisition date to the total purchase price plus capitalized acquisition costs. For acquisitions that are accounted for as an acquisition of a business, the Company records the acquired tangible and intangible assets and assumed liabilities at fair value at the acquisition date, excluding any acquisition costs, which are expensed as incurred. The acquired assets and assumed liabilities for an operating property acquisition generally include but are not limited to: land, buildings and improvements, and identified tangible and intangible assets and liabilities associated with in-place leases, including tenant improvements, leasing costs, value of above-market and below-market ground leases, and acquired in-place lease values. The fair value of land is derived from comparable sales of land within the same submarket and/or region. The fair value of buildings and improvements, tenant improvements, and leasing costs are based upon current market replacement costs and other relevant market rate information. The fair value of the above-market or below-market component of an acquired lease is based upon the present value (calculated using a market discount rate) of the difference between (i) the contractual rents to be paid pursuant to the lease over its remaining term, and (ii) management's estimate of the rents that would be paid using fair market rental rates and rent escalations at the date of acquisition over the remaining term of the lease. The amounts recorded for above-market and below-market ground leases are included in intangible liabilities and intangible assets, respectively, and are amortized on a straight-line basis into rental property revenues over the remaining terms of the applicable leases. The fair value of acquired in-place leases is derived based on management's assessment of lost revenue and costs incurred for the period required to lease the "assumed vacant" property to the occupancy level when purchased. The amount recorded for acquired in-place leases is included in intangible assets and amortized as an increase to depreciation and amortization expense over the remaining term of the applicable leases. Depreciation and Amortization: Real estate assets are stated at depreciated cost less impairment, if any. Buildings are depreciated over their estimated useful lives, which range generally from 30 to 40 years. The life of a particular building depends upon a number of factors including whether the building was developed or acquired, and the condition of the building upon acquisition, and the Company's future plans for the building. Furniture, fixtures, and equipment are depreciated over their estimated useful lives of three to five years. Tenant improvements, leasing costs, and leasehold improvements are generally amortized over the term of the applicable leases or the estimated useful life of the assets, whichever is shorter. The Company accelerates the depreciation of tenant improvements if it estimates that the lease term will end prior to the expiration date, absent any expectation that the tenant improvements will be used by a successor tenant. This acceleration may occur if a tenant enters into a termination agreement with the Company (or exercises a termination right, if any, under its lease) files for bankruptcy, vacates its premises, or defaults in another manner outlined in its lease. Deferred expenses are amortized over the period of estimated benefit. The Company uses the straight-line method for all depreciation and amortization. Investment in Real Estate Debt The Company has elected the fair value option in accounting for its investments in real estate debt. The Company evaluates the fair value of these receivables in accordance with the accounting standards for fair value accounting, measuring the receivables on a stand-alone basis using recently executed market transactions (Level 2 input) or, when that is not available, a market valuation based on the assumptions of potential market participants. The rates and ranges used in a market valuation are considered Level 3 inputs under the fair value hierarchy. Interest income earned and any unrealized gain or loss associated with holding these investments at fair value is recorded as a component of other income on the Company's consolidated statement of operations. Acquisition costs associated with these loans are expensed as incurred. Investment in Joint Ventures For joint ventures that the Company does not control, but over which it exercises significant influence, the Company uses the equity method of accounting. The Company's judgment with regard to its level of influence or control of an entity involves consideration of various factors including the form of its ownership interest; its representation in the entity's governance; its ability to participate in policy-making decisions; and the rights of other investors to participate in the decision-making process, to replace the Company as manager, and/or to liquidate the venture. These ventures are recorded at cost and adjusted for equity (losses) in earnings and cash contributions and distributions. Any difference between the carrying amount of these investments on the Company's consolidated balance sheet and the underlying equity in net assets on the joint venture's balance sheet is primarily related to capitalized interest and certain employees' salaries during development stages of the joint venture's property and is adjusted as the related underlying assets are depreciated, amortized, or sold. The Company generally allocates income and loss from an unconsolidated joint venture based on the venture's distribution priorities, which may be different from its stated ownership percentage. The Company evaluates the recoverability of its investment in unconsolidated joint ventures in accordance with accounting standards for equity investments by first reviewing each investment for any indicators of impairment. If indicators are present, the Company estimates the fair value of the investment. If the carrying value of the investment is greater than the estimated fair value, management makes an assessment of whether the impairment is "temporary" or "other-than-temporary." In making this assessment, management considers the following: (i) the length of time and the extent to which fair value has been less than cost, (ii) the financial condition and near-term prospects of the entity, and (iii) the Company's intent and ability to retain its interest long enough for a recovery in market value. If management concludes that the impairment is "other than temporary," the Company reduces the investment to its estimated fair value. There were no impairments recorded in our investments in joint ventures during the years presented in the accompanying statement of operations. Noncontrolling Interest The Company consolidates the cost and certain joint ventures in which it owns a controlling interest, including those where the entity's documents do not contain a required redemption feature, the Company records the portion of the entity in the equity section of the balance sheets in noncontrolling interests. In cases where the entity's documents contain a provision requiring the Company to purchase the partner's share of the venture at a certain value upon demand or at a future date, if any, the Company records the partner's share of the entity in redeemable noncontrolling interests on the balance sheets. The outside partners' interests in CPLP are redeemable on a one-for-one basis, upon demand, into shares of common stock of the Company or, at the Company's sole discretion, into the cash equivalent of such share of common stock. Therefore, noncontrolling interests associated with CPLP are considered nonredeemable noncontrolling interests. The noncontrolling partners' share of all consolidated entities' income is reflected in net income attributable to noncontrolling interest on the statements of operations. Revenue Recognition Rental Property Revenues: The Company recognizes contractual revenues from leases on a straight-line basis over the term of the respective lease. Our leases regularly include allowances for tenant improvements. If we determine the improvements are our assets, we capitalize the cost of the improvements and recognize depreciation expense associated with such improvements over the shorter of the estimated useful life or the term of the lease. If the improvements are tenant assets, we defer the cost of improvements funded by us as a lease incentive asset and amortize it as a reduction of rental revenue over the term of the lease. Our determination of whether improvements are our assets or tenant assets also affects when we commence revenue recognition in connection with a lease. The Company records deferred revenue for the portion of company owned tenant improvements funded by or reimbursed by tenants and amortizes this amount on a straight-line basis into rental income over the term of the related lease. As of December 31, 2024 and 2023, the Company had unamortized deferred income related to tenant-funded tenant improvements of $228.4 million and $141.0 million, respectively, included in deferred income on the consolidated balance sheets. During 2024, 2023, and 2022, the Company recognized $28.4 million, $20.0 million, and $11.2 million, respectively, in revenues related to the amortization of tenant-funded tenant improvements. Certain leases also provide for percentage rents based upon the level of sales achieved by the lessee. Percentage rents are recognized once the specified sales target is achieved. In addition, leases typically provide for reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses to the Company. Operating expense reimbursements are recognized as the related expenses are incurred. During 2024, 2023, and 2022, the Company recognized $176.7 million, $163.2 million, and $160.7 million, respectively, in revenues from tenants related to operating expense reimbursements. For all tenant-related accounts receivable, the Company records reserves as an estimate of specific accounts not probable of collection. Those estimates are based on the age of the receivable, tenant's credit and business risk, history of payment, and other factors considered by management. Fee Income: The Company recognizes development, management, and leasing fees as it satisfies the related performance obligations under the respective contracts. The Company recognizes development and leasing fees received from investments in unconsolidated joint ventures and related salaries and other direct costs incurred by the Company as income and expense based on the percentage of the joint venture which the Company does not own. Correspondingly, the Company adjusts its investment in unconsolidated joint ventures when fees are paid to the Company by a joint venture in which the Company has an ownership interest. Gain on Investment Property Transactions: The Company recognizes a gain on the sale of investment property at the time the buyer obtains control of the investment property. If the Company maintains any continuing involvement with the investment property, that continuing involvement is considered to be one or more additional performance obligations and additional gains or losses will be recognized as these performance obligations are satisfied. When the Company gains control of a previously unconsolidated investment that is accounted for under the equity method of accounting, it records a gain for the difference between the carrying value of its equity method investment and the fair value of that investment on the date it gained control. Income Taxes The Company has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended (the "Code"). To qualify as a REIT, the Company must distribute annually at least 90% of its adjusted taxable income, as defined in the Code, to its stockholders and satisfy certain other organizational and operating requirements. It is management's current intention to adhere to these requirements and maintain the Company's REIT status. As a REIT, the Company generally will not be subject to federal income tax at the corporate level on the taxable income it distributes to its stockholders. If the Company fails to qualify as a REIT in any taxable year, it will be subject to federal income taxes at regular corporate rates and may not be able to qualify as a REIT for four subsequent taxable years. The Company may be subject to certain state and local taxes on its income and property, and to federal income taxes on its undistributed taxable income. CTRS is a C-Corporation for federal income tax purposes and uses the liability method for accounting for income taxes. Tax return positions are recognized in the financial statements when they are "more-likely-than-not" to be sustained upon examination by the taxing authority. Deferred income tax assets and liabilities result from temporary differences. Temporary differences are differences between the tax bases of assets and liabilities and their reported amounts in the financial statements that will result in taxable or deductible amounts in future periods. A valuation allowance may be placed on deferred income tax assets, if it is determined that it is more likely than not that a deferred tax asset may not be realized. Stock Compensation The Company accounts for stock-based employee compensation using the fair value measurement method. We classify share-based payment awards granted in exchange for employee services as either equity awards or liability awards. All current stock-based compensation are equity-classified awards that are measured based on the fair value on the date of grant, and the Company has no liability awards outstanding as of December 31, 2024 or 2023. The value of all of the Company's share-based awards is recognized over the period during which an employee is required to provide services in exchange for the award - the requisite service period (usually the vesting period). No compensation costs are recognized for awards for which employees do not complete the requisite service period. Derivative Financial Instruments The Company manages its exposure to interest rate risk associated with its floating-rate debt using derivative financial instruments, specifically interest rate swaps. The current interest rate swaps are cash flow hedges involving the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. The Company does not hold or issue derivative financial instruments for trading or speculative purposes. Derivatives are carried at fair value on the balance sheet as either other assets or other liabilities. If the hedging instrument is designated as a cash flow hedge and is determined to be highly effective, any gain or loss from changes in the fair value of the hedging instruments are reported as a component of other comprehensive income included in the equity section of the balance sheet. When the forecasted transaction occurs, the effective portion of the gain or loss on the hedge is reclassified from other comprehensive income to interest expense on the income statement. The Company regularly assesses the effectiveness of the hedge relationships between the hedging instrument and the underlying exposure being hedged. The Company also regularly assesses the effectiveness of its risk management strategies and its use of derivative financing instruments. Earnings per Share Net income per share–basic is calculated as net income available to common stockholders divided by the weighted average number of common shares outstanding during the period, including unvested restricted stock which has nonforfeitable dividend rights. Net income per share–diluted is calculated as net income available to common stockholders plus noncontrolling interests in CPLP divided by the diluted weighted average number of common shares outstanding during the period. Diluted weighted average number of common shares uses the same weighted average common share number as in the basic calculation and adds the potential dilution that would occur if (i) the outside units in CPLP were converted into the Company's common stock, (ii) any forward sales contracts of our common stock were settled, and (iii) equity-based restricted stock units ("RSUs") as well as shares to be issued under the Employee Stock Purchase Plan ("ESPP") were vested and settled resulting in additional common shares outstanding, all calculated using the treasury stock method, as applicable. RSUs are dilutive if the shares to be granted (assuming the end of the reporting period is the end of the measurement of any required market and performance achievement) exceed the shares assumed to be repurchased under the treasury stock method (using related unamortized compensation costs as proceeds). Shares to be issued under the ESPP are dilutive if the estimated shares to be purchased under the plan based on current enrollment elections exceed the shares assumed to be repurchased under the treasury stock method (using both employee ESPP contributions and related unamortized compensation costs as proceeds). Cash and Cash Equivalents Cash and cash equivalents include unrestricted cash and highly-liquid money market instruments. Highly-liquid money market instruments include securities and repurchase agreements with original maturities of three months or less, money market mutual funds, and United States Treasury Bills with maturities of 30 days or less. Restricted Cash Restricted cash primarily includes escrow accounts held by lenders for reserves or funds to pay real estate taxes, if any. The Company did not have any restricted cash as of December 31, 2024 or 2023. Determination of Fair Values The Company uses fair values in the preparation of the financial statements and related footnote disclosures under the Fair Value Hierarchy prescribed by GAAP. The hierarchy is used for recording fair value of investments in real estate debt (see note 5), disclosing fair values of debt as of the balance sheet date (see note 9), and recording cash flow hedges (see note 10). The determinations of fair value for investments in real estate debt are made based on Level 3 inputs when Level 2 inputs are not available. Determinations of fair value of debt and for recording of cash flow hedges are based on Level 2 inputs. Inputs are described more fully in the respective footnotes. Fair values used for stock compensation are based on the assumptions and methodologies described in note 15 and are excepted from the Fair Value Hierarchy disclosure requirements. Use of Estimates The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. <span style="color:#000000;font-family:Times New Roman';sans-serif;font-size:10pt;font-

style:italic;font-weight:700;line-height:120%">Cost Capitalization: Costs related to planning, developing, leasing, and constructing a property, including costs of personnel working directly on projects under development or redevelopment, are capitalized. In addition, the Company capitalizes interest to qualifying assets under development or redevelopment based on average accumulated expenditures outstanding during the period. In capitalizing interest to qualifying assets, the Company uses the interest incurred on specific project debt, if any. If there is no specific project debt, the Company uses its weighted average interest rate for non-project specific debt. The Company also capitalizes interest to investments in entities accounted for under the equity method when the entity has property under development or redevelopment with a carrying value in excess of the entity's borrowings. To the extent debt exists within an unconsolidated joint venture during the construction period, the venture capitalizes interest on that venture-specific debt. The Company capitalizes interest, real estate taxes, and certain operating expenses on the unoccupied portion of development or redevelopment properties, which have ongoing construction of tenant improvements, until the earlier of the date on which the development project achieves 90% economic occupancy or one year from cessation of major construction activity. Depreciation and Amortization: Real estate assets are stated at depreciated cost less impairment, if any. Buildings are depreciated over their estimated useful lives, which range generally from 30 to 40 years. The life of a particular building depends upon a number of factors including whether the building was developed or acquired, and the condition of the building upon acquisition, and the Company's future plans for the building. Furniture, fixtures, and equipment are depreciated over their estimated useful lives of three to five years. Tenant improvements, leasing costs, and leasehold improvements are generally amortized over the term of the applicable leases or the estimated useful life of the assets, whichever is shorter. The Company accelerates the depreciation of tenant improvements if it estimates that the lease term will end prior to the expiration date, absent any expectation that the tenant improvements will be used by a successor tenant. This acceleration may occur if a tenant enters into a termination agreement with the Company for exercises a termination right, if any, under its lease, goes bankrupt, vacates its premises, or defaults in another manner outlined in its lease. Determining expenses that are recorded over the estimated lives requires the use of straight-line method for all depreciation and amortization. 0.90P1Y Impairment: We review our real estate assets on an asset group basis for impairment. This review includes our operating properties, properties under development, and land holdings. The first step in this process is to determine whether an asset is considered to be held-for-investment or held-for-sale, in accordance with accounting guidance. In order to be considered a real estate asset held-for-sale, we must, among other things, have the authority to commit to a plan to sell the asset in its current condition, have commenced the plan to sell the asset, and have determined that it is probable that the asset will sell within one year. If we determine that an asset is held-for-sale, we record an impairment loss if the fair value less costs to sell is less than the carrying amount. There were no held-for-sale buildings as of December 31, 2024, or 2023, and no impairments of held-for-sale buildings during any periods presented in the accompanying statement of operations. All real estate assets not meeting the held-for-sale criteria are considered to be held-for-investment. In the impairment analysis for assets held-for-investment, we must determine whether there are indicators of impairment. For operating properties, these indicators could include a significant decline in a property's leasing percentage, a current period operating loss or negative cash flows combined with a history of losses at the property, a decline in lease rates for that property or others in the property's market, a significant change in the market value of the property, an adverse change in the financial condition of significant tenants, or a significant decrease in the estimated hold period. If indicators of impairment exist, we test for recoverability of the asset group's book value. When testing for recoverability of asset groups held-for-investment, projected undiscounted cash flows are used over its expected hold period. If the expected hold period includes some likelihood of shorter-term hold period from a potential sale, the probability of a sale is layered into the analysis. If any building's held-for-investment analysis were to fail this recoverability test, its book value would be written down to its then current estimated fair value, before any selling expense, and that building would continue to depreciate over its remaining useful life. None of the Company's held-for-investment buildings were impaired during any periods presented in the accompanying statement of operations. For projects under development, indicators could include material budget overruns, significant delays in construction, occupancy, or stabilization timing, regulatory changes or economic trends that have a significant impact on the market, or an adverse change in the financial condition of significant future tenants. None of the Company's projects under development were impaired during any periods presented in the accompanying statement of operations. For land holdings, indicators could include an overall decline in the market value of land in the region, regulatory changes that impact ability to develop the land, a decline in development activity for the intended use of the land, or other adverse economic and market conditions. None of the Company's investments in land, including any accumulated predevelopment costs, were impaired during any periods presented in the accompanying statement of operations. The Company may record impairment charges in future periods if the economy and the office industry weakens, the operating results of individual buildings are materially different from our forecasts, or we shorten our contemplated holding period for any operating buildings. Acquisition of Real Estate Assets: The Company evaluates all real estate acquisitions to determine if the transactions qualify as an acquisition of assets or of a business. If the Company determines that substantially all of the fair value is concentrated in a single identifiable asset or group of similar assets, the Company will account for the acquisition as an acquisition of assets and not a business. If the Company determines that there is no single asset or group of assets that make up substantially all of the fair value of gross assets acquired, the Company must determine whether the acquired set of assets includes an input and a substantive process that together significantly contribute to the ability to create output. Based on the guidance in ASC 805, if the Company determines that an input and substantial processes that create an output are present, the Company will account for the acquisition as an acquisition of a business. For asset acquisitions, the Company records the acquired tangible and intangible assets and assumed liabilities based on each asset and liability's relative fair value at the acquisition date to the total purchase price plus capitalized acquisition costs. For acquisitions that are accounted for as an acquisition of a business, the Company records the acquired tangible and intangible assets and assumed liabilities at fair value at the acquisition date, excluding any acquisition costs, which are expensed as incurred. The acquired assets and assumed liabilities for an operating property acquisition generally include but are not limited to: land, buildings and improvements, and identified tangible and intangible assets and liabilities associated with in-place leases, including tenant improvements, leasing costs, value of above-market and below-market tenant leases, value of above-market and below-market ground leases, and acquired in-place lease values. The fair value of land is derived from comparable sales of land within the same submarket and/or region. The fair value of buildings and improvements, tenant improvements, and leasing costs are based upon current market replacement costs and other relevant market rate information. The fair value of the above-market or below-market component of an acquired lease is based upon the present value (calculated using a market discount rate) of the difference between (i) the contractual rents to be paid pursuant to the lease over its remaining term, and (ii) management's estimate of the rents that would be paid using fair market rental rates and rent escalations at the date of acquisition over the remaining term of the lease. The amounts recorded for above-market and below-market ground leases are included in intangible liabilities and intangible assets, respectively, and are amortized on a straight-line basis into rental property revenues over the remaining terms of the applicable leases. The fair value of acquired in-place leases is derived based on management's assessment of lost revenue and costs incurred for the period required to lease the "assumed vacant" property to the occupancy level when purchased. The amount recorded for acquired in-place leases is included in intangible assets and amortized as an increase to depreciation and amortization expense over the remaining term of the applicable leases. P30YP40YP5Y Investment in Real Estate Debt The Company has elected the fair value option in accounting for its investments in real estate debt. The Company evaluates the fair value of these receivables in accordance with the accounting standards for fair value accounting, measuring the receivables on a stand-alone basis using recently executed market transactions (Level 2 input) or, when that is not available, a market valuation based on the assumptions of potential market participants. The rates and ranges used in a market valuation are considered Level 3 inputs under the fair value hierarchy. Interest income earned and any unrealized gain or loss associated with holding these investments at fair value is recorded as a component of other income on the Company's consolidated statement of operations. Acquisition costs associated with these loans are expensed as incurred. Investment in Joint Ventures For joint ventures that the Company does not control, but over which it exercises significant influence, the Company uses the equity method of accounting. The Company's judgment with regard to its level of influence or control of an entity involves consideration of various factors including the form of its ownership interest; its representation in the entity's governance; its ability to participate in policy-making decisions; and the rights of other investors to participate in the decision-making process, to replace the Company as manager, and/or to liquidate the venture. These ventures are recorded at cost and adjusted for equity (losses) in earnings and cash contributions and distributions. Any difference between the carrying amount of these investments on the Company's consolidated balance sheet and the underlying equity in net assets on the joint venture's balance sheet is primarily related to capitalized interest and certain employees' salaries during development stages of the joint venture's property and is adjusted as the related underlying assets are depreciated, amortized, or sold. The Company generally allocates income and loss from an unconsolidated joint venture based on the venture's distribution priorities, which may be different from its stated ownership percentage. The Company evaluates its investments in joint ventures for impairment in accordance with accounting standards for equity investments by first reviewing each investment for any indicators of impairment. If indicators are present, the Company estimates the fair value of the investment. If the carrying value of the investment is greater than the estimated fair value, management makes an assessment of whether the impairment is "temporary" or "other-than-temporary." In making this assessment, management considers the following: (i) the length of time and the extent to which fair value has been less than cost, (ii) the financial condition and near-term prospects of the entity, and (iii) the Company's intent and ability to retain its interest long enough for a recovery in market value. If management concludes that the impairment is "other than temporary," the Company reduces the investment to its estimated fair value. There were no impairments recorded in our investments in joint ventures during the years presented in the accompanying statement of operations. Noncontrolling Interest The Company consolidates CPLP and certain joint ventures in which it owns a controlling interest. In cases where the entity's documents do not contain a required redemption clause, the Company records the partner's share of the entity in the equity section of the balance sheets in nonredeemable noncontrolling interests. In cases where the entity's documents contain a provision requiring the Company to purchase the partner's share of the venture at a certain value upon demand or at a future date, if any, the Company records the partner's share of the entity in redeemable noncontrolling interests on the balance sheets. The outside partners' interests in CPLP are redeemable on a one-for-one basis, upon demand, into shares of common stock of the Company or, at the Company's sole discretion, into the cash equivalent of such share of common stock. Therefore, noncontrolling interests associated with CPLP are considered nonredeemable noncontrolling interests. The noncontrolling partners' share of all consolidated entities' income is reflected in net income attributable to noncontrolling interest on the statements of operations. 1 Revenue Recognition Rental Property Revenues:The Company recognizes contractual revenues from leases on a straight-line basis over the term of the respective lease. Our leases regularly include allowances for tenant improvements. If we determine the improvements are our assets, we capitalize the cost of the improvements and recognize depreciation expense associated with such improvements over the shorter of the estimated useful life or the term of the lease. If the improvements are tenant assets, we defer the cost of improvements funded by us as a lease incentive asset and amortize it as a reduction of rental revenue over the term of the lease. Our determination of whether improvements are our assets or tenant assets also affects when we commence revenue recognition in connection with a lease. The Company records deferred revenue for the portion of company owned tenant improvements funded by or reimbursed by tenants and amortizes this amount on a straight-line basis into rental income over the term of the related lease. As of December 31, 2024 and 2023, the Company had unamortized deferred income related to tenant-funded tenant improvements of $228.4 million and $141.0 million, respectively, included in deferred income on the consolidated balance sheets. During 2024, 2023, and 2022, the Company recognized $28.4 million, $20.0 million, and $11.2 million, respectively, in revenues related to the amortization of tenant-funded tenant improvements. Certain leases also provide for percentage rents based over the level of sales achieved by the lessee. Percentage rents are recognized once the specified sales target is achieved. In addition, leases typically provide for reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses to the Company. Operating expense reimbursements are recognized as the related expenses are incurred. Fee Income: The Company recognizes development, management, and leasing fees as it satisfies the related performance obligations under the respective contracts. The Company recognizes development and leasing fees received from investments in unconsolidated joint ventures and related salaries and other direct costs incurred by the Company as income and expense based on the percentage of the joint venture which the Company does not own. Correspondingly, the Company adjusts its investment in unconsolidated joint ventures when fees are paid to the Company by a joint venture in which the Company has an ownership interest. Gain on Investment Property Transactions: The Company recognizes a gain on the sale of investment property at the time the buyer obtains control of the investment property. If the Company maintains a continuing involvement with the investment property, that continuing involvement is considered to be one or more additional performance obligations and additional gains or losses will be recognized as these performance obligations are satisfied. When the Company gains control of a previously unconsolidated investment accounted for under the equity method of accounting, it records a gain for the difference between the carrying value of its equity method investment and the fair value of that investment on the date control is gained.
2284000001414000000.02840000020000000112000001767000000163200000160700000 Income Taxes The Company has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended (the "Code"). To qualify as a REIT, the Company must distribute annually at least 90% of its adjusted taxable income, as defined in the Code, to its stockholders and satisfy certain other organizational and operating requirements. It is management's current intention to adhere to these requirements and maintain the Company's REIT status. As a REIT, the Company generally will not be subject to federal income tax at the corporate level on the taxable income it distributes to its stockholders. If the Company fails to qualify as a REIT in any taxable year, it will be subject to federal income taxes at regular corporate rates and may not be able to qualify as a REIT for four subsequent taxable years. The Company may be subject to certain state and local taxes on its income and property, and to federal income taxes on its undistributed taxable income. CTRS is a C-Corporation for federal income tax purposes and uses the liability method for accounting for income taxes. Tax return positions are recognized in the financial statements when they are "more-likely-than-not" to be sustained upon examination by the taxing authority. Deferred income tax assets and liabilities result from temporary differences. Temporary differences are differences between the tax bases of assets and liabilities and their reported amounts in the financial statements that will result in taxable or deductible amounts in future periods. A valuation allowance may be placed on deferred income tax assets, if it is determined that it is more likely than not that a deferred tax asset may not be realized. Stock Compensation The Company accounts for stock-based employee compensation using the fair value measurement method. We classify share-based payment awards granted in exchange for employee services as either equity awards or liability awards. All current stock-based compensation are equity-classified awards that are measured based on the fair value on the date of grant, and the Company has no liability awards outstanding as of December 31, 2024 or 2023. The value of all of the Company's share-based awards is recognized over the period during which an employee is required to provide services in exchange for the award - the requisite service period (usually the vesting period). No compensation costs are recognized for awards for which employees do not complete the requisite service period. Derivative Financial Instruments The Company manages its exposure to interest rate risk associated with its floating-rate debt using derivative financial instruments, specifically interest rate swaps. The current interest rate swaps are cash flow hedges involving the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. The Company does not hold or issue derivative financial instruments for trading or speculative purposes. Derivatives are carried at fair value on the balance sheet as either other assets or other liabilities. If the hedging instrument is designated as a cash flow hedge and is determined to be highly effective, any gain or loss from changes in the fair value of the hedging instruments are reported as a component of other comprehensive income included in the equity section of the balance sheet. When the forecasted transaction occurs, the effective portion of the gain or loss on the hedge is reclassified from other comprehensive income to interest expense on the income statement. The Company regularly assesses the effectiveness of the hedge relationships between the derivative instrument and the underlying exposure being hedged. The Company also regularly assesses the risk management strategies and its use of derivative financial instruments. Earnings per Share Net income per share-basic is calculated as net income available to common stockholders divided by the weighted average number of common shares outstanding during the period, including unvested restricted stock which has nonforfeitable dividend rights. Net income per share-diluted is calculated as net income available to common stockholders plus noncontrolling interests in CPLP divided by the diluted weighted average number of common shares outstanding during the period. Diluted weighted average number of common shares uses the same weighted average common share number as in the basic calculation and adds the potential dilution that would occur if (i) the outside units in CPLP were converted into the Company's common stock, (ii) any forward sales contracts of our common stock were settled, and (iii) equity-based restricted stock units ("RSUs") as well as shares to be issued under the Employee Stock Purchase Plan ("ESPP") were vested and settled resulting in additional common shares outstanding, all calculated using the treasury stock method, as applicable. RSUs are dilutive if the shares to be granted (assuming the end of the reporting period is the end of the measurement of any required market and performance achievement) exceed the shares assumed to be repurchased under the treasury stock method (using related unamortized compensation costs as proceeds). Shares to be issued under the ESPP are dilutive if the estimated shares to be purchased under the plan based on current enrollment elections exceed the shares assumed to be repurchased under the treasury stock method (using both employee ESPP contributions and related unamortized compensation costs as proceeds). Cash and Cash Equivalents Cash and cash equivalents include unrestricted cash and highly-liquid money market instruments. Highly-liquid money market instruments include securities and repurchase agreements with original maturities of three months or less, money market mutual funds, and United States Treasury Bills with maturities of 30 days or less. Restricted Cash Restricted cash primarily includes escrow accounts held by lenders for reserves or funds to pay real estate taxes, if any. The Company did not have any restricted cash as of December 31, 2024 or 2023. Determination of Fair Values The Company uses fair values in the preparation of the financial statements and related footnote disclosures under the Fair Value Hierarchy prescribed by GAAP. The hierarchy is used for recording fair value of investments in real estate debt (see note 5), disclosing fair values of debt as of the balance sheet date (see note 9), and recording cash flow hedges (see note 10). The determinations of fair value for investments in real estate debt are made based on Level 3 inputs when Level 2 inputs are not available. Determinations of fair value of debt and for recording of cash flow hedges are based on Level 2 inputs. Inputs are described more fully in the respective footnotes. Fair values used for stock compensation are based on the assumptions and methodologies described in note 15 and are excepted from the Fair Value Hierarchy disclosure requirements. Use of Estimates The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. REAL ESTATE In December 2024, the Company acquired Sail Tower in Austin and Vantage South End in Charlotte. The assets acquired and liabilities assumed were recorded at relative fair value as determined by management, with the assistance of third party specialists, based on information available at the acquisition date and on current assumptions to future operations. The following table summarizes the acquisition transactions ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:77.976%"><tr><td style="width:48.327%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:20.846%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:21.037%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:2.146%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Sail Tower</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Vantage South End</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Closing Purchase Price</td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">521,775 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">328,500 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Acquisition Date</td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">December 2024</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">December 2024</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Square Feet</td><td colspan="3" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">804,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span

style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">639,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Market</td><td colspan="3" style="padding:2px 1pt;text-
align:right;vertical-align:bottom">Austin</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">Charlotte</td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr>
<tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Purchase Price Allocation </td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td>
<td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-
align:left;vertical-align:bottom">Tangible assets</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Operating properties</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">578,576 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">299,305 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt 0 39.25pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr
style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Intangible and other assets</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">In-place leases (1)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">48,497 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">29,885 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom">Above market leases (1)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,898 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Prepaid expenses</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">28 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">78 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td
colspan="3" style="padding:0 1pt 0 39.25pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">48,525 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-
top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">34,861 </td><td style="border-top:1pt
solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Intangible and other liabilities</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom">Below market leases (1)</td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(72,369)</td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">(5,124)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-
align:bottom">Tenant allowance payable</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">(32,238)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">Accounts payable and other liabilities</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(11,270)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">(1,705)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt
0 39.25pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
(115,877)</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">(6,829)</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:bottom">Total net assets acquired (2)
</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">511,224 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">327,337 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table></div><div style="margin-
bottom:8pt;margin-top:8pt;padding-left:18pt;text-align:justify;text-indent:24.75pt">(1) The intangible assets and liabilities will be
amortized over a weighted average remaining lease term of 11 years from the acquisition dates.</div><div style="margin-bottom:8pt;margin-top:8pt;padding-left:18pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:120%">(2) Represents net purchase price, including acquisition costs of $691,000 and $463,000, as well as net operating liabilities acquired through closing prorations of
$11.3 million and $1.7 million for Sail Tower and Vantage South End, respectively.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%">The Sail Tower purchase price allocation includes a payable to the building's single office tenant for tenant improvements owned by the Company and completed prior to closing. This $32.2 million is due to the tenant in
June 2025 and is included in accounts payable and accrued expenses on the Company’s consolidated balance sheets as of December 31, 2024.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">In September 2023, the Company sold a 10.4 acre land parcel in Atlanta for a gross sales price of $4.25 million and recorded a gain of
$507,000.</div>The following table summarizes the acquisition transactions ($ in thousands):<div style="margin-top:8pt;padding-left:72pt;text-align:justify;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-
bottom:5pt;vertical-align:text-bottom;width:77.976%"><tr><td style="width:1.0%"></td><td style="width:48.327%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:20.846%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:2.144%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:21.037%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:2.146%"></td><td
style="width:0.1%"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Sail Tower</td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Vantage South End</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Closing Purchase Price</td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">521,775 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-
color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">328,500
</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td>
<td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Acquisition Date</td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">December 2024</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">December 2024</td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Square Feet</td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">804,000 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">639,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">
Market</td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">Austin</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">Charlotte</td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Purchase Price Allocation </td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-
align:left;vertical-align:bottom">Tangible assets</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Operating properties</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">578,576 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">299,305 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt 0 39.25pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr
style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Intangible and other assets</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">In-place leases (1)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">48,497 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">29,885 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td

colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom">Above market leases (1)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,898 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Prepaid expenses</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">78 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt 0 39.25pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">40,525 </td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">34,861 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Intangible and other liabilities</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom">Below market leases (1)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(72,369)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,124)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom">Tenant allowance payable</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(32,238)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 21.25pt;text-align:left;vertical-align:bottom">Accounts payable and other liabilities</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(11,270)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,705)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt 0 39.25pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(115,877)</td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(6,829)</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:bottom">Total net assets acquired (2) </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">511,224 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">327,337 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table> (1) The intangible assets and liabilities will be amortized over a weighted average remaining lease term of 11 years from the acquisition dates. (2) Represents net purchase price, including acquisition costs of $691,000 and $463,000, as well as net operating liabilities acquired through closing prorations of $11.3 million and $1.7 million for Sail Tower and Vantage South End, respectively.

521775000328500000004000639000578576000299305000484970002988500004080000280007800048525000348610007236900051240003223800001127000017050001158770006829000511240003273370001P11Y691000463000113000001700000.LEASES At December 31, 2024, the Company had four properties subject to operating ground leases with a weighted average remaining term of 76 years. At December 31, 2024, the Company had right-of-use assets from operating ground leases of $43.2 million included in operating properties or land on the consolidated balance sheet. At December 31, 2024, the Company had lease liabilities for operating ground leases of $50.0 million included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at December 31, 2024 was 4.3%. In February 2024, the Company paid $3.8 million under the provisions of a finance ground lease to purchase the fee interest in land previously controlled by the Company through that lease. At December 31, 2023, the Company had right-of-use assets from finance ground leases of $3.7 million included in operating properties or land on the consolidated balance sheet and right-of-use assets from finance ground leases of $45.5 million included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with finance ground leases at December 31, 2023 was 4.3%. Rental payments on these ground leases are adjusted periodically based on either the Consumer Price Index, changes in developed square feet on the underlying leased asset, or on a pre-determined schedule. The monthly payments on a pre-determined schedule are recognized on a straight-line basis over the terms of the respective leases while payments resulting from changes in the Consumer Price Index or future development are reflected in the statement of operations at the time of the change. For the years ended December 31, 2024, 2023, and 2022, the Company recognized operating ground lease expense of $2.8 million, $2.9 million, and $2.9 million, respectively. For the years ended December 31, 2024 and 2023, the Company had $128,000 and $155,000, respectively, of variable lease expenses related to ground lease expense. For the year ended December 31, 2022, the Company had no variable lease expenses related to ground lease expense. Additionally, the Company recognized interest expense related to finance ground leases of $27,000, $162,000, and $162,000 in 2024, 2023, and 2022, respectively. For each of the years ended December 31, 2024, 2023, and 2022, the Company paid $2.1 million in cash related to operating ground leases and, excluding the purchase of fee interest noted above, made $39,000, $162,000, and $162,000 in cash payments related to financing ground leases, respectively. </div><div style="margin-top:8pt;text-align:justify;text-indent:20.25pt">The following table represents the undiscounted cash flows of our scheduled obligations for future minimum payments for ground leases as of December 31, 2024, with a reconciliation of these cash flows to the related ground lease liabilities in accordance with ASC 842 ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:34.375%"><tr><td style="width:1.0%"></td><td style="width:43.488%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:52.146%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.966%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Operating Ground Leases</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2025</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,958 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2026</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,010 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2027</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,010 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2028</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,022 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2029</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,022 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Thereafter</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">169,268 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 0;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">179,286 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Discount</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(129,283)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Lease liability</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">50,003 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr></table> GROUND LEASES At December 31, 2024, the Company had four properties subject to operating ground leases with a weighted average remaining term of 76 years. At December 31, 2024, the Company had right-of-use assets from operating ground leases of $43.2 million included in operating properties or land on the consolidated balance sheet. At December 31, 2024, the Company had lease liabilities for operating ground leases of $50.0 million included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at December 31, 2024 was 4.3%. In February 2024, the Company paid $3.8 million under the provisions of a finance ground lease to purchase the fee interest in land previously controlled by the Company through that lease. At December 31, 2023, the Company had right-of-use assets from finance ground leases of $3.7 million included in operating properties or land on the consolidated balance sheet and right-of-use assets from finance ground leases of $45.5 million included in other liabilities on the consolidated balance sheet. At December 31, 2023, the Company had lease liabilities for operating and finance ground leases of $49.8 million and $3.6 million, respectively, included in other liabilities on the consolidated balance sheet. The weighted average discount rate used in determining these liabilities associated with ground leases at December 31, 2023 was 4.3%. Rental payments on these ground leases are adjusted periodically based on either the Consumer Price Index, changes in developed square feet on the underlying leased asset, or on a pre-determined schedule. The monthly payments on a pre-determined schedule are recognized on a straight-line basis over the terms of the respective leases while payments resulting from changes in the Consumer Price Index or future development are reflected in the statement of operations at the time of the change. For the years ended December 31, 2024, 2023, and 2022, the Company recognized operating ground lease expense of $2.8 million, $2.9 million, and $2.9 million, respectively. For the years ended December 31, 2024 and 2023, the Company had $128,000 and $155,000, respectively, of variable lease expenses related to ground lease expense. For the year ended December 31, 2022, the Company had no variable lease expenses related to ground lease expense. Additionally, the Company recognized interest expense related to finance ground leases of $27,000, $162,000, and $162,000 in 2024, 2023, and 2022, respectively. For each of the years ended December 31, 2024, 2023, and 2022, the Company paid $2.1 million in cash related to operating ground leases and, excluding the purchase of fee interest noted above, made $39,000, $162,000, and $162,000 in cash payments related to financing ground leases, respectively. </div><div style="margin-top:8pt;text-align:justify;text-indent:20.25pt">The following table represents the undiscounted cash flows of our scheduled obligations for future minimum payments for ground leases as of December 31, 2024, with a reconciliation of these cash flows to the related ground lease liabilities in accordance with ASC 842 ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:34.375%"><tr><td style="width:1.0%"></td><td style="width:43.488%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:52.146%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.966%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Operating Ground Leases</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2025</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,958 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2026</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,006 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2027</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,010 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2028</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,022 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2029</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,022 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Thereafter</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">169,268 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">179,286 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Discount</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(129,283)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Lease liability</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">50,003 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr></table> 4F76Y452000050000000.00.0430.0433800004P??Y1P2Y455000037000049800003600000.0430.0432800000290000029000012000015500027000162000162000210000021000003900016200016200 The following table represents the undiscounted cash flows of our scheduled obligations for future

*minimum payments for ground leases as of December 31, 2024, with a reconciliation of these cash flows to the related ground lease liabilities in accordance with ASC 842 ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:34.375%"><tr><td style="width:1.0%"></td><td style="width:43.488%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:52.146%"></td><td style="width:0.1%"></td><td style="width:1.966%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Operating Ground Leases</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2025</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,958 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2026</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,006 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2027</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,010 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2028</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,022 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2029</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,022 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Thereafter</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">169,268 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">179,286 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Discount</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(129,283)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Lease liability</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">50,003 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr></table>
1958000020060002010000202200020220001692680001792860001292830005000300INVESTMENTS IN REAL ESTATE DEBT In the second quarter of 2024, the Company acquired two mezzanine real estate loans for $27.2 million, which are subordinated to the first priority mortgage loans. These loans have a weighted average spread in excess of Term Secured Overnight Financing Rate ("SOFR") of 8.68%. The borrowers have additional borrowing capacity under these loans, for which the Company funded $2.0 million during the year ended December 31, 2024. The Company's unfunded share of additional borrowing capacity is $7.8 million as of December 31, 2024. In the fourth quarter of 2024, the Company acquired one mortgage loan at par for $138.0 million. This mortgage was secured by a 230,000 square foot office property in Dallas, had a maturity of December 7, 2024, and had a spread in excess of SOFR of 3.66%. Subsequent to year end, on January 7, 2025, the borrower repaid the $138.0 million loan and paid the interest in full. For the period from the maturity date through repayment, the loan incurred additional default interest of 5%.</div><div style="margin-top:8pt;text-align:justify;text-indent:36pt"><span style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:120%">The details of these real estate debt investments as of December 31, 2024 are as follows ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:77.232%"><tr><td style="width:1.0%"></td><td style="width:42.637%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:1.982%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.892%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:2.368%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.580%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:2.946%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.895%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Collateral</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying Value and Fair Value </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> Variable Rate (1) </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Maturity Date</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"> (2) </td><td colspan="3" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">Charlotte, NC, Office Building</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">16,559 </td><td colspan="3" style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:top"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">13.40 </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">February 2026</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"> Radius - Pledge of equity interests (3) </td><td colspan="3" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">Nashville, TN, Office Building</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">12,660 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">12.65 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">June
2025</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"> Saint Ann - Pledge of asset </td><td colspan="3" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">Dallas, TX, Office Building</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">138,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">8.06 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">December 2024</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">167,219</td><td style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:100%"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-bottom:3pt double #000;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table> (1) Represents the variable interest rate at December 31, 2024, including a SOFR base rate of 4.40% (2) The first priority lender of these two mortgage loans had a combined balance of $152.7 million as of December 31, 2024.</div><div style="margin-top:2pt;text-align:justify">(3) Excludes the additional default of interest of 5% in effect from December 7, 2024, through the January 7, 2025 payoff.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">The Company did not have any investment in real estate debt as of December 31, 2023 or 2022. Each loan provides the borrower with an opportunity to extend the maturity date, subject to certain conditions. The extended maturity dates are February 2027 on the 110 East loan and June 2027 on the Saint Ann loan.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">For the year ended December 31, 2024, the Company believes the fair value of the investments in real estate debt approximates its respective carrying value and, therefore, did not record any unrealized gain or loss on its investments in real estate debt based on these recent executed market transactions (Level 2). In subsequent periods, the Company may make adjustments to the carrying values of these loan investments if any are required through application of the fair value hierarchy provided for under GAAP.</div>2272000000.0868200000078000001380000003200000.036613800000005<div style="margin-top:8pt;text-align:justify;text-indent:36pt"><span style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:120%">The details of these real estate debt investments as of December 31, 2024 are as follows ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:77.232%"><tr><td style="width:1.0%"></td><td style="width:42.637%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:1.982%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.892%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:2.368%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.580%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:2.946%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.895%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Collateral</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying Value and Fair Value </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> Variable Rate (1) </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Maturity Date</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"> (2) </td><td colspan="3" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">Charlotte, NC, Office Building</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">16,559 </td><td colspan="3" style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:top"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">13.40 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">February 2026</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"> Radius - Pledge of equity interests (3) </td><td colspan="3" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">Nashville, TN, Office Building</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">12,660 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">12.65 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">June
2025</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"> Saint Ann - Pledge of asset </td><td colspan="3" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">Dallas, TX, Office Building</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">138,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">8.06 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">December 2024</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">167,219</td><td style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:100%"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-bottom:3pt double #000;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table> (1) Represents the variable interest rate at December 31, 2024, including a SOFR base rate of 4.40% (2) The first priority lender of these two mortgage loans had a combined balance of $152.7 million as of December 31, 2024.</div><div style="margin-top:2pt;text-align:justify">(3) Excludes the additional default of interest of 5% in effect from December 7, 2024, through the January 7, 2025 payoff.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:Times New Roman;sans-serif;font-size:10pt;font-weight:400;line-height:120%">The following information summarizes financial data and principal activities of the Company's unconsolidated joint ventures. The information included in the following table entitled summary of financial position is as of December 31, 2024 and 2023 ($ in thousands). <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.107%"><tr><td style="width:1.0%"></td><td style="width:30.281%"></td><td style="width:1.0%"></td><td style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.557%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.107%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.557%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.656%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:1.903%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:2.361%"></td><td style="width:0.1%"></td></tr><tr><td colspan="51" style="padding:2px 1pt;text-align:center;vertical-align:bottom">SUMMARY OF FINANCIAL POSITION</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Total Assets</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Total Liabilities</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Total Equity (Deficit)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Company's Investment</td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-

align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:left;vertical-align:bottom"> </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Operating Properties:</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">AMCO 120 WT Holdings, LLC</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">74,984 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">80,694 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1,254 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">2,052 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">73,730 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">78,642 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">13,503 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">14,506 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Crawford Long - CPI, LLC </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">19,306 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,001 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">83,571 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">84,563 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(64,265)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(62,562)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(31,626)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(1)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(31,066)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(1)</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Neuhoff Holdings LLC </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">573,495 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">477,780 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">306,055 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">251,477 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">267,440 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">226,303 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">150,376 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">124,543 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">TL CO Proscenium JV, LLC</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">86,517 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,889 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">82,628 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,768 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Land:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">715 Ponce Holdings LLC</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,442 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,325 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">57 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,385 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,324 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,831 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,782 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">763,744 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">589,800 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">394,826 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">338,093 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">368,918 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">251,707 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">153,852 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">112,765 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr></table></div><div style="margin-top:1pt;text-align:justify"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.702%"><tr><td style="width:0.1%"></td><td style="width:2.635%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:36.065%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(1)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="12" style="padding:2px 1pt;text-align:left;vertical-align:top">These negative balances are included in deferred income on the consolidated balance sheets.</td></tr></table></div><div style="margin-bottom:8pt;margin-top:8pt;padding-left:9pt;text-align:justify;text-indent:24.75pt">The information included in the summary of operations table is for the years ended December 31, 2024, 2023, and 2022 ($ in thousands).</div><div style="margin-bottom:1pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:28.066%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.191%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.191%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.191%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.199%"></td><td style="width:0.1%"></td></tr><tr><td colspan="54" style="padding:2px 1pt;text-align:center;vertical-align:top">SUMMARY OF OPERATIONS</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Total Revenues</td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Net Income (Loss)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:top">Company's Income (Loss)
from Investment</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2023</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2022</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2023</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2022</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2023</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top">2022</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-

```
weight:700;line-height:100%">Operating Properties:</span></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">AMCO 120 WT Holdings, LLC</span></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:700;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">10,947</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td
style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">11,407 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">10,844 </span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">1,450</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td
style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2,822 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">3,245 </span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">271</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td
style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">562 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:top"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">632 </span></td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">Crawford Long - CPI, LLC </span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">13,371</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">13,097 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">13,298 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">3,047</span><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">3,692 </span></td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">4,530 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">1,393</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">1,709 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2,117 </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">Neuhoff Holdings LLC (1)</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">3,431</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">214 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">140 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(7,203)</span></td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">(120)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">94 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(4,224)
</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">(77)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">47 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">TL
CO Proscenium JV, LLC</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">7,606</span>
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(893)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(267)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">
— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Land:</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-
align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">715 Ponce Holdings LLC</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">177</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">268 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">287 </span></td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:700;line-height:100%">61</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">177 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">183 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">31</span><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">88 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">91 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Sold and Other:</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Carolina Square Holdings LP</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">12,071 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">48 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">503 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">24 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">164 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">HICO Victory Center LP</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">92 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">(14)
</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">6,735 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">(7)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">4,546 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Other </span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">28 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">(12)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">103 </span></td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">35,532</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">24,986 </span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">36,760 </span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">(3,538)</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">6,605 </span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">15,278 </span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">(2,796)</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">2,299 </span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
```

height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">7,700 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-bottom:1pt">
<table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.702%"><tr><td style="width:0.1%"></td><td style="width:2.635%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:36.065%"></td><td style="width:0.1%"></td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">(1)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="12" style="padding:2px 1pt;text-align:left;vertical-align:top">The Neuhoff Holdings LLC properties have commenced initial operations, but are not yet stabilized.</td></tr></table></div><div
style="margin-bottom:1pt">Joint Ventures with Operating Properties</div><div style="margin-
top:8pt;text-align:justify;text-indent:22.5pt">AMCO 120 WT Holdings, LLC ("AMCO") <span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">— AMCO is a joint venture between the Company, with a 20% interest, and affiliates of AMLI Residential, with an 80% interest, formed to
develop, own, and operate 120 West Trinity, a mixed-use property in Decatur, Georgia. The property contains 52,000 square feet of commercial space and 330 apartment units. The assets of the venture in the above table include cash balances of
$1.0 million and $1.5 million at December 31, 2024 and 2023, respectively. </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:120%">Crawford Long—CPI, LLC ("Crawford Long") — Crawford Long is a 50-50 joint venture
between the Company and Emory University that owns Emory University Hospital Midtown, a 358,000 square foot medical office building located in Atlanta, Georgia. In May 2023, Crawford Long refinanced the mortgage loan for the Medical Offices at
Emory Hospital property. This $83.0 million interest-only mortgage loan has a fixed interest rate of 4.80% and matures in June 2032. The mortgage loan is non-recourse to the Company. However, the Company does provide a customary "non-recourse
carve-out guaranty". The total liabilities in the table above include $82.4 million and $82.3 million related to this mortgage loan as of December 31, 2024 and 2023, respectively. The assets of the venture in the above table include cash balances of $2.0
million and $2.9 million at December 31, 2024 and 2023, respectively.</div><div style="margin-top:8pt;text-align:justify;text-indent:22.5pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:120%">Neuhoff Holdings LLC ("Neuhoff") —<span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%"> Neuhoff is a 50-50 joint venture between the
Company and Neuhoff Acquisition LLC formed for the purpose of developing a $589.1 million mixed-use property in Nashville, Tennessee. The project consists of 450,000 square feet of commercial space and 542 apartment units. The Company made an
initial contribution of $35.1 million for its interest in the land and development costs incurred prior to joint venture formation. In addition to the existing assets of the joint venture, Neuhoff also has rights to adjacent parcels for future development. In
September 2021, the joint venture closed on a construction loan with a borrowing capacity up to $312.7 million that matures in September 2025 with one 12-month extension, subject to conditions. The Company and its 50-50 partner guarantee their
respective halves of the borrower's obligations to pay certain required equity contributions and project carrying costs, as well as timely completion of project construction; and the Company and its partner provide a customary non-recourse carve-out
guaranty. In April 2023, the interest rate on the loan changed from the LIBOR to SOFR plus 3.45%, with a minimum rate of 3.60%. Prior to April 2023, the loan bore interest at London Interbank Offering Rate ("LIBOR") plus 3.45%. The total liabilities in
the table above include $275.1 million and $219.8 million related to this construction loan as of December 31, 2024 and 2023, respectively. The assets of the venture in the above table include cash balances of $9.9 million and $507,000 at December 31,
2024 and 2023, respectively. </div><div style="margin-top:8pt;text-align:justify;text-indent:22.5pt">TL CO Proscenium, LLC
("Proscenium") — Proscenium is a joint venture between the Company, with a 20% interest, and Town Lane, with an 80%
interest, formed in August 2024 to purchase, own, and operate an office property in Midtown Atlanta, Georgia. In August 2024, concurrent with formation, Proscenium acquired the 525,000 square foot office property for a gross purchase price of
$83.3 million, of which the Company funded $16.7 million. The assets of the venture in the above table include a cash balance of $3.3 million at December 31, 2024.</div><div style="margin-top:8pt;text-align:justify">Joint Ventures with Land Holdings</div><div style="margin-top:8pt;text-align:justify;text-
indent:22.5pt">715 Ponce Holdings LLC ("715 Ponce") <span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">— <span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">715 Ponce is a 50-50 joint venture between the Company and 715 Acquisition LLC formed for the purpose of a future development in Midtown Atlanta, Georgia. The Company made an
initial contribution of $4.0 million for its interest in the land held by the joint venture. The assets of the venture in the above table include a cash balance of $38,000 and $42,000 at December 31, 2024 and 2023, respectively.</div><div
style="margin-top:8pt;text-align:justify">Sold and Other Joint Ventures</div><div style="margin-
top:8pt;text-align:justify;text-indent:24.75pt">Carolina Square Holdings LP ("Carolina Square") — Carolina Square was a 50-50 joint venture between the Company and NR 123 Franklin LLC, that owned and operated a mixed-use
property in Chapel Hill, North Carolina. In September 2022, the Company sold its 50% interest in Carolina Square to its partner for a gross sales price of $105.0 million. The Company recognized a gain of $56.3 million on the sale of its interest in Carolina
Square, net of $179,000 of state income tax.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">HICO
Victory Center LP ("HICO") —<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:120%"> HICO is a joint venture between the Company and Hines Victory Center
Associates Limited Partnership ("Hines Victory"), which owned a land parcel in Dallas, Texas. The Company funded 75% of the cost of land while Hines Victory funded 25%. Pursuant to the joint venture agreement, all predevelopment expenditures, other
than land, were funded equally by the partners. In June 2022, HICO sold the land parcel for a gross price of $23.1 million. The Company's share of the $6.8 million gain from the transaction was $4.5 million and is included in income from unconsolidated
joint ventures on the statements of operations. The Company accounted for its investment in HICO under the equity method because it did not control the activities of the venture. </div>The Company recognizes development, leasing, and
management fees, including salary and expense reimbursements, from unconsolidated joint ventures. For the years ended December 31, 2024, 2023, and 2022, the Company recognized $1.5 million, $1.2 million, and $2.8 million of joint venture
management fees, respectively<div style="margin-top:5pt;text-align:justify;text-indent:24.75pt">The following information
summarizes financial data and principal activities of the Company's unconsolidated joint ventures. The information included in the following table entitled summary of financial position is as of December 31, 2024 and 2023 ($ in thousands).
</div><div style="margin-top:8pt;text-align:justify"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.107%"><tr><td style="width:1.0%"></td><td style="width:30.281%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:6.557%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.107%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.557%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.550%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.656%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:1.903%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.257%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:2.361%"></td><td
style="width:0.1%"></td></tr><tr><td colspan="51" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">SUMMARY OF FINANCIAL POSITION</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Total Assets</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Total Liabilities</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">Total Equity (Deficit)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">Company's Investment</td><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td
colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:700;line-height:100%">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td
colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:700;line-height:100%">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:left;vertical-align:bottom"> </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Operating Properties:</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">AMCO 120 WT Holdings, LLC</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:700;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">74,984 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">80,694 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1,254 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">2,052 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td>
<td style="padding:2px 0;text-align:right;vertical-align:bottom">73,730<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">78,642 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">13,503<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">14,506 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Crawford Long - CPI, LLC </td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">19,306<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,001 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:700;line-height:100%">83,571 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">84,563 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">(64,265)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(62,562)
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(31,626)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom">(1)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(31,066)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:2px
1pt;text-align:left;vertical-align:bottom">(1)</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-
align:left;vertical-align:bottom">Neuhoff Holdings LLC </td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">573,495<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">477,780 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">306,055
 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">251,477 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">267,440 </td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">226,303 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">150,376<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">124,543 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">TL CO
Proscenium JV, LLC</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">86,517 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,889<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">82,628 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:700;line-height:100%">16,768 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom">Land:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-
align:bottom">715 Ponce Holdings LLC</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">9,442<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,325 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">57 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1 </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:700;line-height:100%">9,385 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">9,324 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">4,831<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">4,782 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"

```
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0
1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">763,744</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">589,800 </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">394,826</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%"> </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double
#000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="border-
bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">338,093 </span></td><td
style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;border-
top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">368,918</span><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">251,707 </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">153,852</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">112,765 </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td></tr></table></div><div style="margin-top:1pt;text-align:justify"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-
align:text-bottom;width:99.702%"><tr><td style="width:0.1%"></td><td style="width:2.635%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%">
</td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:36.065%"></td><td style="width:0.1%">
</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(1)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="12" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">These negative balances are included in deferred
income on the consolidated balance sheets.</span></td></tr></table></div><div style="margin-bottom:8pt;margin-top:8pt;padding-left:9pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">The information included in the summary of operations table is for the years ended December 31, 2024, 2023, and 2022 ($ in thousands).</span></div><div style="margin-bottom:1pt"><table
style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:28.066%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.191%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:6.191%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.191%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:6.199%"></td><td style="width:0.1%"></td></tr><tr><td colspan="54" style="padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">SUMMARY OF OPERATIONS</span></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Total Revenues</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Net Income (Loss)</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-
align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Company's Income (Loss)<br/>from Investment</span></td></tr><tr><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-
align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2022</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-
top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt
solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">2023</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2022</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-
align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">2022</span></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">Operating Properties:</span></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">AMCO 120 WT Holdings, LLC</span></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:700;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">10,947</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td
style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">11,407 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">10,844 </span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">1,450</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td
style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2,822 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">3,245 </span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">271</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td
style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">562 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:top"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">632 </span></td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">Crawford Long - CPI, LLC </span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-
height:100%">13,371</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">13,097 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">13,298 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">3,047</span><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">3,692 </span></td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">4,530 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">1,393</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">1,709 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2,117 </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">Neuhoff Holdings LLC (1)</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:700;line-height:100%">3,431</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">214 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">140 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(7,203)</span></td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">(120)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">94 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(4,224)
</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">(77)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">47 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">TL
CO Proscenium JV, LLC</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">7,606</span>
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(893)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">(267)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">
— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Land:</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-
align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">715 Ponce Holdings LLC</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">177</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">268 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">287 </span></td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:700;line-height:100%">61</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">177 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">183 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">31</span><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">88 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">91 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Sold and Other:</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Carolina Square Holdings LP</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span
```

~~style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">—</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">12,071 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">48 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">503 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">164 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">HICQ Victory Center LP</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">—</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">92 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(14) </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">6,735 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">24,986 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">36,760 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(3,538) </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">6,605 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">15,270 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(2,796)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">2,299 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">7,700 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.702%"><tr><td style="width:0.1%"></td><td style="width:2.635%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:36.065%"></td><td style="width:0.1%"></td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(1)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="12" style="padding:2px 1pt;text-align:left;vertical-align:top">The Neuhoff Holdings LLC properties have commenced initial operations, but are not yet stabilized.</td></tr></table>~~
~~7498400086094000125400020520007373000078642000135030001450600019360000220010008357100084563000-64265000-62562000-31626000-31066000573495000477780000306055000251477000267440000226303000150376000124543000865170000388900008262800001676800009442000932500057000100093850000324000483100047820007637440005898000003948260003380930003689167203000-12000094000-4224000-7700047000760600000-89300000-26700001770002680002870006100017700018300031000880009010000120710000480005030000240001640000920000-1400067350000-7000454600000280000012000001030003553200024986000367600000-353800066050001527800027960022990007700000.200.80520003301000000150000000.500.503580008300000000.048082400000823000002000000.029000000.500.505891000004500005423510000031270000012P12M0.500.500.03450.03600.03452751000002198000099000005070ASSETS AND LIABILITIES At December 31, 2024 and 2023, intangible assets and liabilities included the following ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:86.904%"><tr><td style="width:1.0%"></td><td style="width:67.393%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.656%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.797%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.656%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.798%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">In-place leases, net of accumulated amortization of $135,945 and $135,433 in 2024 and 2023, respectively</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">139,704 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">80,117 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"> Below-market ground leases, net of accumulated amortization of $2,572 and $2,260 in 2024 and 2023, respectively </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,681 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,992 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"> Above-market leases, net of accumulated amortization of $24,190 and $24,918 in 2024 and 2023, respectively</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,930 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,804 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Goodwill</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,674— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,674 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">171,989 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">110,667</td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="border-top:2pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Intangible Liabilities:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> Below-market leases, net of accumulated amortization of $56,982 and $50,475 in 2024 and 2023</div></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">111,221 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">42,193 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table></div><div style="margin-bottom:3pt;text-align:center">
</div><div style="margin-bottom:3pt;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:120%">For the years ended December 31, 2024, 2023, and 2022, the amortization of the above asset and liabilities are recorded as follows ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.255%"><tr><td style="width:1.0%"></td><td style="width:57.520%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.549%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.943%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.549%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.943%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.549%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.947%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Revenues:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Rental property revenues, net (Below-market and Above-market leases)</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,142 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,876 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,446 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="height:3pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Expenses:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Depreciation and amortization (In-place leases)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">18,793 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,964 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,458 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Rental property operating and other expenses (Below-market ground leases)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">318 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">400 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">411 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>

<div style="margin-bottom:3pt;text-align:center">
</div><div style="margin-bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:120%">Aggregate net amortization expense related to intangible assets and liabilities was $13.0 million, $15.5 million, and $21.4 million for the years ended December 31, 2024, 2023, and 2022, respectively. Over the
next five years and thereafter, aggregate amortization of these intangible assets and liabilities is anticipated to be as follows ($ in thousands): </div><div style="margin-bottom:1pt;text-align:center"><table style="border-
collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:87.797%"><tr><td style="width:1.0%"></td><td style="width:30.425%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:12.289%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.647%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.781%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.647%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.950%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.647%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.967%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.647%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:10.600%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">In-Place Leases</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Below-Market Ground Leases</td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">Above-Market Leases</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Below-Market Leases</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3"
style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Total</td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2025</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">21,701
</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">282 </td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt
solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,679 </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">(13,709)</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">10,953 </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">2026</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">19,348 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">282 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,291 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">(12,490)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">9,431 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom">2027</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">16,762 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">282 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">1,870 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(10,955)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">7,959 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">2028</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">13,942 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">282 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">1,761 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">(9,808)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,177 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">2029</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">12,548 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">210 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">1,496 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(9,404)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">4,850 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom">Thereafter</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">55,403 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,343 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">3,833 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(54,855)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">19,724 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">
139,704 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">
16,681 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">13,930 </td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">(111,221)</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">59,094
</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average remaining lease term</td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-
align:right;vertical-align:bottom">9 years</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-
top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">62 years</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">7 years</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">11 years</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td></tr></table></div><div style="margin-
bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">At December 31, 2024 and 2023, intangible assets and liabilities
included the following ($ in thousands):</div><div style="margin-bottom:3pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:86.904%"><tr><td
style="width:1.0%"></td><td style="width:67.393%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.656%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.797%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.656%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.798%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">Intangible Assets:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt
solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div>In-
place leases, net of accumulated amortization of $135,945 and $135,433 in 2024 and 2023, respectively</div></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">139,704 </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">80,117 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Below-market ground leases, net of accumulated amortization of $2,572 and $2,260 in 2024 and 2023, respectively </div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,681<span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">16,992 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div>Above-market leases,
net of accumulated amortization of $24,190 and $24,918 in 2024 and 2023, respectively</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,930<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,884 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Goodwill</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,674<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,674 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%"> </td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">171,989 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">110,667 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Intangible Liabilities:</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div>Below-market leases, net of accumulated amortization of $56,982 and $50,475 in 2024 and 2023</div></td><td colspan="3"
style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">111,221<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">42,193 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table>
</div>135945000135433000139704000801170002572000226000016681000169920002419000024918000139300001188400016740001674000171989000110667000569820005047500011122100042193000<div style="margin-bottom:3pt;text-
indent:24.75pt">For the years ended December 31, 2024, 2023, and 2022, the amortization of the above asset and liabilities are
recorded as follows ($ in thousands):</div><div style="margin-bottom:3pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.255%"><tr><td style="width:1.0%">
</td><td style="width:57.520%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.549%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.943%"></td><td style="width:0.1%">
</td><td style="width:0.1%"></td><td style="width:0.549%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.943%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.549%">
</td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.947%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Revenues:</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Rental property revenues, net (Below-market and Above-market leases)</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">6,142 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">6,876 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New

Roman';sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">6,446 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Expenses:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Depreciation and amortization (in-place leases)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">18,793</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,964 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">37,458 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Rental property operating and other expenses (Below-market ground leases)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">318</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">400 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">411 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
<b142000687600064460001879300021964000274580003180004000004110013000000.0155000002140000Over the next five years and thereafter, aggregate amortization of these intangible assets and liabilities is anticipated to be as follows ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:87.797%"><tr><td style="width:1.0%"></td><td style="width:30.425%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.289%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.647%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.781%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.647%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.950%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.647%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.967%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.647%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.600%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">In-Place Leases</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Below-Market Ground Leases</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Above-Market Leases</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Below-Market Leases</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Total</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2025</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">21,701 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">282 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,679 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">(13,709) </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">10,953 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2026</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">19,348 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">282 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,291 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(12,490)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,431 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2027</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,762 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">282 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,870 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(10,955)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,942 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">282 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,761 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(9,808)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,177 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2029</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">12,548 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">210 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,496 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(9,404)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,850 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Thereafter</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">55,403 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,343 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,823 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(455)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">19,724 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">139,704 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">16,681 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">13,930 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">(111,221)</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">59,094 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted-average remaining lease term</td><td colspan="3" style="border-top:2pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">9 years</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:2pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">62 years</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:2pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">7 years</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:2pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">11 years</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:2pt double #000000;padding:0 1pt"></td></tr></table>
$17204982002906790001937090014300019430028200010012400009413000162000000.0155500079500015400000000000.0155400000000.0155401496000949000355340030003833000;455575</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">At December 31, 2024 and 2023, other assets included the following ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.851%"><tr><td style="width:1.0%"></td><td style="width:75.949%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.545%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.630%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.545%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.631%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:9pt;font-weight:700;line-height:

height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">   Predevelopment costs </td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">58,224 </td><td style="border-top:1pt solid #000000;padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">56,600 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom"><div style="padding-left:9pt">Lease inducements, net of accumulated amortization of $8,181 and $5,860 in 2024 and
2023, respectively</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">11,024 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">10,537 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="padding-left:9pt">Furniture, fixtures, and equipment and other deferred costs, net of accumulated depreciation of $20,004 and $18,564 in 2024 and 2023,
respectively</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">9,491 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">10,631 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">   Prepaid expenses and other assets</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">4,492<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">8,704 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="padding-left:9pt">Credit Facility deferred financing costs,
net of accumulated amortization of $3,416 and $2,131 in 2024 and 2023, respectively</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">2,988<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">4,273 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">86,219 </td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double
#000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">90,745 </td><td style="border-
bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
</div>5822400056600000818100058600001102400010537000200040001856400094910001063100044920008704000341600021310002988000427300086219000907450000NOTES PAYABLE<div style="margin-bottom:8pt;margin-top:8pt;text-
align:justify;text-indent:24.75pt">The following table summarizes the terms of notes payable outstanding at December 31, 2024 and
2023 ($ in thousands):</div><div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:88.095%"><tr><td
style="width:1.0%"></td><td style="width:39.271%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.644%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.285%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.644%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.440%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.644%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.062%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.644%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:11.066%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">Description</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">Interest Rate (1)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Maturity (2)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="border-top:1pt solid #000000;padding:2px
1pt;text-align:left;vertical-align:bottom">Unsecured Notes:</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom">Credit Facility</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.185%</td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">April 2027</td><td colspan="3"
style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">112,332<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">185,100 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Public Senior Notes</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.875%</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">October 2034
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">500,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">Public Senior Notes</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">5.375%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">February 2032</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">400,000<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Term Loan (3)</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.433%</td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">September 2025</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">400,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">400,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Privately Placed Senior Note</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">3.95%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">July 2029</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">275,000<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">275,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Term Loan (4)</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.41%</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">August 2025
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">250,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">350,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Privately Placed Senior Note</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.91%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">July 2025</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">250,000<span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">250,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Privately Placed Senior Note
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">3.86%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">July 2028</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">250,000 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">250,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Privately Placed Senior Note</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">3.78%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">July 2027</td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">125,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">125,000 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Privately Placed Senior Note</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">4.09%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">July 2027</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">2,662,332 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">1,935,100 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px
1pt;text-align:left;vertical-align:bottom">Secured Mortgage Notes:</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Terminus (5)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">6.34%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">January 2031</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">221,000<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">221,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Fifth Third Center</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.37%</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">October 2026
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">122,802 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">126,548 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Colorado Tower</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.45%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">September 2026</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">104,080<span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">106,862 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom">Domain 10</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">3.75%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">November 2024</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">72,558 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">447,882 </td><td style="border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span

style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">526,968 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr>
<td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"> </td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td><td
colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">3,110,214 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">2,462,068 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Unamortized original issue discount</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">(3,560)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Unamortized loan costs</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">(10,988)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">(4,441)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">Total Notes Payable</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom">3,095,666<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">2,457,627 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-
bottom:1pt;margin-top:3pt;padding-left:18pt;text-align:justify">(1) Interest rate as of December 31, 2024.</div><div
style="margin-top:3pt;padding-left:31.5pt;text-align:justify;text-indent:-13.5pt">(2) Weighted average maturity of notes payable
outstanding at December 31, 2024 was 4.2 years. Unexercised extension options are not included.</div><div style="margin-top:3pt;padding-left:31.5pt;text-align:justify;text-indent:-13.5pt"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">(3) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the first of four available six month extension options. The
extension will be effective March 3, 2025.</div><div style="margin-top:3pt;padding-left:31.5pt;text-align:justify;text-indent:-13.5pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:120%">(4) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the second of four available 180 day extension options. The extension will be effective February 26, 2025.
</div><div style="margin-top:3pt;padding-left:31.5pt;text-align:justify;text-indent:-13.5pt">(5) Represents $123.0 million and
$98.0 million non-cross-collateralized mortgages secured by the Terminus 100 and Terminus 200 buildings, respectively. </div><div style="margin-top:3pt;padding-left:31.5pt;text-align:justify;text-indent:-13.5pt">
</div>
<div style="margin-bottom:6pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">Credit
Facility</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">On May 2, 2022, the Company entered into a
Fifth Amended and Restated Credit Agreement (the "Credit Facility") under which the Company may borrow up to $1 billion if certain conditions are satisfied. The Credit Facility contains financial covenants that require, among other things, the
maintenance of unencumbered interest coverage ratio of at least 1.75x; a fixed charge coverage ratio of at least 1.50x; a secured leverage ratio of no more than 50%; and an overall leverage ratio of no more than 60%. The Credit Facility matures on April
30, 2027.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">The interest rate applicable to the Credit
Facility varies according to the Company's leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.725% and
1.40%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, or (iv) 1.00%, plus a </div><div style="margin-top:8pt;text-align:justify">spread of between 0.00% and 0.40%, based on leverage. In addition to the interest rate, the Credit Facility is also subject to a annual facility
fee of 0.125% to 0.30%, depending on the Company's credit rating and leverage ratio, on the entire $1 billion capacity.</div><div style="margin-bottom:6pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">In April 2024, the Company notified the administrative agent of the Credit Facility of the Company's receipt of corporate investment grade ratings. These ratings
reduced the Credit Facility's Adjusted SOFR spread and facility fee range effective April 17, 2024. Changes in the Company's investment grade ratings may result in additional adjustments to the applicable spread and facility fee. Prior to April 17, 2024,
the applicable spread was between 0.90% and 1.40% and the facility fee range was 0.15% to 0.30%, depending on leverage.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">At December 31, 2024, the Credit Facility's interest rate spread over Adjusted SOFR was 0.775%, and the facility fee spread was 0.15%. The amount that the Company may draw
under the Credit Facility is a defined calculation based on the Company's unencumbered assets and other factors. The total available borrowing capacity under the Credit Facility was $887.7 million at December 31, 2024. The amounts outstanding under
the Credit Facility may be accelerated upon the occurrence of any events of default.</div><div style="margin-top:8pt;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:120%;text-decoration:underline">Term Loans</div><div style="margin-bottom:6pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%">On October 3, 2022, the Company entered into a Delayed Draw Term Loan Agreement (the "2022 Term Loan") and borrowed the full $400 million available under the loan. The loan had an initial maturity of March 3, 2025
with four consecutive options to extend the maturity date for an additional six months each. In December 2024, the Company exercised the first of the four six month extension options, extending the maturity date to September 3, 2025. Under the 2022
Term Loan the interest rate applicable varies according to the Company's credit rating and leverage ratio and may, at the election of the Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10%
("Adjusted SOFR") and a spread of between 0.80% and 1.60%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of
between 0.00% and 0.65%, based on leverage. The covenants under the 2022 Term Loan are the same as the Credit Facility. At December 31, 2024, the spread over the underlying SOFR <span style="background-color:#ffffff;color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">rates was 0.85% for the 2022 Term
Loan.</div><div style="margin-bottom:6pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">On April 19, 2023, the
Company entered into a floating-to-fixed rate swap with respect to $200 million of the $400 million 2022 Term Loan through the initial maturity date of March 3, 2025. This swap fixed the underlying SOFR rate at 4.298%. On January 26, 2024, the
Company entered into a floating-to-fixed rate swap with respect to remaining $200 million of the $400 million 2022 Term Loan through the initial maturity date of March 3, 2025. This swap fixed the underlying SOFR rate at 4.6675% (see note 10). These
two swaps fix the underlying SOFR rate for the full $400 million at a weighted average of 4.483%.</div><div style="margin-bottom:6pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">On June 28, 2021, the Company entered into an Amended and Restated Term Loan Agreement (the "2021 Term Loan") that amended the former term loan agreement. Under the 2021
Term Loan, the Company has borrowed $350 million with an initial maturity of August 30, 2024 with four consecutive options to extend the maturity date for an additional 180 days each. In August 2024, the Company paid down $100 million of the
$350 million outstanding and exercised the first of our four 180 day extension options, extending the maturity date on the remaining $250 million to February 26, 2025. In December 2024, the Company exercised the second of our four 180 day extension
options, extending the maturity date on the remaining $250 million to August 25, 2025. On September 19, 2022, the Company entered into the First Amendment to the 2021 Term Loan. This amendment aligns covenants and available interest rates,
including the addition of SOFR, to that of the Credit Facility. Under the terms of this First Amendment the interest rate applicable to the 2021 Term Loan varies according to the Company's credit rating and leverage ratio and may, at the election of the
Company, be determined based on either (1) the Daily SOFR or Term SOFR, plus a SOFR adjustment of 0.10% ("Adjusted SOFR") and a spread of between 0.85% and 1.65%, or (2) the greater of (i) Bank of America's prime rate, (ii) the federal funds rate
plus 0.50%, (iii) Term SOFR, plus a SOFR adjustment of 0.10%, and 1.00%, (iv) or 1.00%, plus a spread of between 0.00% and 0.65%, based on leverage. At December 31, 2024, the spread over the underlying SOFR rates was 1.00% for the 2021 Term Loan.
</div><div style="margin-bottom:6pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">On September 27, 2022, the
Company entered into a floating-to-fixed interest rate swap with respect to the $350 million 2021 Term Loan through the initial maturity date of August 30, 2024. This swap effectively fixed the underlying SOFR rate at 4.234% (see note 10). This swap has
expired, and the loan has reverted to the underlying variable SOFR rate. </div><div style="margin-bottom:6pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:120%">In April 2024, the Company notified the administrative agent of the 2022 Term Loan and 2021 Term Loan of the Company's receipt of corporate investment grade ratings received. These ratings reduced the
Adjusted SOFR spread range, effective April 17, 2024. Changes in the Company's investment grade ratings may result in additional adjustments to the applicable spread in the future. Prior to April 17, 2024, the applicable spread was between 1.05% and
1.65% for both the 2022 Term Loan and 2021 Term Loan, depending on leverage.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:120%;text-decoration:underline">Unsecured Senior Notes</div><div style="margin-bottom:6pt;margin-top:9pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">In December 2024, CPLP issued $400.0 million in aggregate principal amount of 5.375% public senior notes. Upon issuance of the public senior notes, CPLP received net proceeds of $397.9 million
dollars after an original issue discount of $2.1 million resulting in an effective interest rate is 5.464%. These public senior notes are fully and unconditionally guaranteed by the Company. The proceeds were used to partially fund the acquisitions of the
Sail Tower and Vantage South End properties in December 2024. These public senior notes had issuance costs of $3.6 million and mature on February 15, 2032.</div><div style="margin-bottom:6pt;margin-top:9pt;text-align:justify;text-
indent:24.75pt">In August 2024, CPLP issued $500.0 million in aggregate principal amount of 5.875% public senior notes. Upon
issuance of these public senior notes, CPLP received net proceeds of $498.5 million dollars after an original issue discount of $1.5 million, resulting in an effective interest rate is 5.912%. These public senior notes are fully and unconditionally guaranteed
by the Company. The proceeds were used primarily to repay $373.8 million outstanding on the Credit Facility and repay $100 million of the $350 million outstanding on the 2021 Term Loan. These public senior notes had issuance costs of $5.3 million and
mature on October 1, 2034.</div><div style="margin-bottom:6pt;margin-top:9pt;text-align:justify;text-indent:24.75pt">The
Company's public senior notes are subject to certain typical covenants that, subject to certain exceptions, include (a) a limitation on the ability of the Company and CPLP to, among other things, incur additional secured and unsecured indebtedness; (b) a
limitation on the ability of the Company and CPLP to merge, consolidate, sell, lease or otherwise dispose of their properties and assets substantially as an entirety; and (c) a requirement that the Company maintain a pool of unencumbered assets. To avoid
any such limitations, these covenants require, among other things, maintaining the following financial metrics as defined in the agreement: unencumbered debt ratio of at least 150%; an EBITDA to debt service ratio of at least 1.50x; a secured leverage
ratio of no more than 40%; and an overall leverage ratio of no more than 60%.</div><div style="margin-bottom:6pt;margin-top:9pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">The Company also has privately placed unsecured senior notes of $1.0 billion that were funded in five tranches. The first tranche of $100 million is due in 2027 and has a fixed annual interest rate of
4.09%. The second tranche of $250 million is due in 2025 and has a fixed annual interest rate of 3.91%. The third tranche of $125 million is due in 2027 and has a fixed annual interest rate of 3.78%. The fourth tranche of $250 million is due in 2028 and
has a fixed annual interest rate of 3.86%. The fifth tranche of $275 million is due in 2029 and has a fixed annual interest rate of 3.95%.</div><div style="margin-bottom:6pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The unsecured senior notes contain financial covenants that are consistent with those of our Credit Facility, with the exception of a secured leverage ratio of no more
than 40%. The senior notes also contain customary representations and warranties, both affirmative and negative covenants, and customary events of default. </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">Secured Mortgage Notes</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">In November 2024, the Company repaid, in full, its Domain 10 mortgage with remaining principal balance of $70.9 million. The mortgage
had an interest rate of 3.75%. </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">In December 2022,
the Company refinanced mortgages on the Company's two Terminus properties in Atlanta with the existing lender. Under the new mortgages, the maturities were extended from January 2023 to January 2031, the combined principal increased to
$221.0 million, from $178.9 million. The interest rate for each mortgage increased to 6.34%, from a combined weighted average interest rate of 4.67%. These mortgages are neither cross-collateralized nor cross-defaulted. </div><div
style="margin-top:8pt;text-align:justify;text-indent:24.75pt">In October 2022, the Company repaid, in full, its Legacy Union One and
Promenade Tower mortgages with remaining principal balances of $66.0 million and $86.3 million, respectively. These mortgages had interest rates of 4.24% and 4.27%, respectively.</div><div style="margin-top:8pt;text-align:justify"> As of December 31, 2024, the Company had $447.9 million outstanding on four non-recourse mortgage notes with a weighted average
interest rate of 4.85%. All interest rates on the secured mortgage notes are fixed. Assets with
depreciated carrying values of $702.7 million <span style="background-color:#ffffff;color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">were pledged as security on these mortgage notes payable. <span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%">In addition, the Company provides a customary “non-recourse carve-out guaranty” on each non-recourse loan.</div><div style="margin-top:8pt;text-indent:24.75pt"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%;text-decoration:underline">Other Debt Information</div><div style="margin-top:8pt;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">The Company is in compliance with all of the covenants related to its unsecured and secured debt.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">At December 31, 2024 and 2023, the estimated fair value of the Company’s notes payable <span style="background-
color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">was <span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:120%">$3.1 billion and <span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">$2.4 billion, respectively,
calculated by discounting the debt's remaining contractual cash flows at estimated rates at which similar loans could have
been obtained at December 31, 2024 and 2023. The estimate of the current market rate, which is the most significant input in the discounted cash flow calculation, is intended to replicate debt of similar maturity and loan-to-</div><div
style="margin-top:8pt;text-align:justify">value relationship. These fair value calculations are considered to be Level 2 under the
guidelines as set forth in ASC 820 as the Company utilizes market rates for similar type loans from third party brokers.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">For the years ended December 31, 2024, 2023, and 2022, interest was recorded as follows ($ in thousands):</div><div style="margin-bottom:1pt;text-align:center"><table
style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:63.541%"><tr><td style="width:1.0%"></td><td style="width:35.433%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:19.274%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.970%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.274%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.970%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.279%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td>
</tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Total interest incurred</td><td
style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">135,025<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">123,830 </td><td style="border-
top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">87,937 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr>
<td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Interest capitalized</td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(12,549)</td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">(18,367)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">(15,400)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Total interest expense
</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">122,476 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">105,463 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">72,537 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-top:3pt;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:120%;text-decoration:underline">Debt Maturities</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:120%">Future principal payments due (including scheduled amortization payments and payments due upon original maturity) on the Company's notes payable at December 31, 2024 are as follows ($ in thousands): </div><div style="margin-bottom:1pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-
bottom:5pt;vertical-align:text-bottom;width:28.869%"><tr><td style="width:1.0%"></td><td style="width:54.054%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:43.746%"></td><td style="width:0.1%"></td></tr>
<tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2025</td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">906,755 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:right;vertical-align:bottom">2026</td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">220,127 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2027</td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">337,332 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">2028</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">250,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2029</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-

size:9pt;font-weight:400;line-height:100%">275,000 </td> <td style="padding:2px 2px 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">Thereafter</td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,121,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,110,214 </td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:120%">*The following table summarizes the terms of notes payable outstanding at December 31, 2024 and 2023 ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:88.095%"><tr><td style="width:1.0%"></td><td style="width:39.271%"></td><td style="width:0.1%"></td><td style="width:0.644%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.265%"></td><td style="width:0.1%"></td><td style="width:0.644%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.440%"></td><td style="width:0.1%"></td><td style="width:0.644%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.062%"></td><td style="width:0.1%"></td><td style="width:0.644%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.062%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Description</td> <td colspan="2" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Interest Rate (1)</td> <td colspan="2" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Maturity (2)</td> <td colspan="2" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td> <td colspan="2" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="2" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:left;vertical-align:bottom">Unsecured Notes:</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Credit Facility</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.185%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">April 2027</td> <td colspan="3" style="padding:0 1pt"></td> <td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td> <td style="padding:2px 0;text-align:right;vertical-align:bottom">112,332 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:Times New Roman';sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td> <td style="padding:2px 0;text-align:right;vertical-align:bottom">185,100 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Public Senior Notes</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.875%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">October 2034</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Public Senior Notes</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.375%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">February 2033</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">400,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Term Loan (3)</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.433%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 2025</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">400,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">400,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Privately Placed Senior Note</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.95%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">July 2029</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">275,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">275,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Term Loan (4)</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">5.41%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">August 2025</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">250,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">350,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Private Senior Note</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.91%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">July 2025</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">250,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">250,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Privately Placed Senior Note</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.78%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">July 2027</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">125,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">125,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Privately Placed Senior Note</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">4.09%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">July 2027</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Secured Mortgage Notes:</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Terminus (5)</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">6.34%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">January 2031</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">221,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">221,000 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Fifth Third Center</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.37%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">October 2026</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">122,802 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">126,348 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Colorado Tower</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.45%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 2026</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">98,080 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">106,862 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Domain 10</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">3.75%</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">November 2024</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"> </td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"> </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">72,558 </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,882 </td> <td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">526,968 </td> <td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"> </td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"> </td> <td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"> </td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"> </td> <td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,462,068 </td> <td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td> <td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Unamortized original issue discount</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,560)</td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Unamortized loan costs</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(10,988)</td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(4,441)</td> <td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Total Notes Payable</td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,095,666 </td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="3" style="padding:0 1pt"></td> <td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:Times New Roman';sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,457,627 </td> <td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> <div style="margin-

bottom:1pt;margin-top:3pt;padding-left:18pt;text-align:justify">(1) Interest rate as of December 31, 2024. (2) Weighted average maturity of notes payable outstanding at December 31, 2024 was 4.2 years. Unexercised extension options are not included. (3) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the first of four available six month extension options. The extension will be effective March 3, 2025. (4) In December 2024, the Company delivered notice to the administrative agent of the Term Loan notice of its execution of the second of four available 180 day extension options. The extension will be effective February 26, 2025. (5) Represents $123.0 million and $98.0 million non-cross collateralized mortgages secured by the Terminus 100 and Terminus 200 buildings, respectively.0.05185112332000185100000.058755000000000.05375400000000.05433400000000400000000.03952750000027500000000.05412500000003500000000.03912500000025000000000.03862500000002500000000.03781250000001250000000 style="margin-top:8pt;text-align:justify;text-indent:24.75pt">For the years ended December 31, 2024, 2023, and 2022, interest was recorded as follows ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:63.541%"><tr><td style="width:1.0%"></td><td style="width:35.433%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.274%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:0.1%"></td><td style="width:19.274%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:0.1%"></td><td style="width:19.274%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:0.1%"></td><td style="width:19.279%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Total interest incurred</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">135,025 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">123,830 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">87,937 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Interest capitalized</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(12,549)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(18,367)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(15,400)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Total interest expense</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">122,476 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">105,463 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">72,537 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
13502500012383000087937000125490001836700015400000122476000105463000072537000 Future principal payments due (including scheduled amortization payments and payments due upon original maturity) on the Company's notes payable at December 31, 2024 are as follows ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:28.869%"><tr><td style="width:1.0%"></td><td style="width:54.054%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:43.746%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2025</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">906,755 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2026</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">220,127 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2027</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">337,332 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2028</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">250,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2029</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">275,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">Thereafter</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,121,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">3,110,214 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
90675500002012700033733200025000000027500000011210000003110214000DERIVATIVE FINANCIAL INSTRUMENTS The Company's objectives in using interest rate derivatives are to add stability to interest expense and to manage its exposure to interest rate movements. To accomplish this objective, the Company primarily uses interest rate swaps as part of its interest rate risk management strategy. Interest rate swaps designated as cash flow hedges involve the receipt of variable amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. Such derivatives were used to hedge the variable cash flows associated with the 2021 and 2022 Term Loans (referred to as "cash flow hedges"). For derivatives designated and that qualify as cash flow hedges of interest rate risk, the gain or loss on the derivative is recorded in Accumulated Other Comprehensive Income and subsequently reclassified into interest expense in the same periods during which the hedged transaction affects earnings. The counterparties under these swaps are major financial institutions, and the swaps contain provisions whereby if the Company defaults on certain of its indebtedness, and such default results in repayment of such indebtedness being, or becoming capable of being, accelerated by the lender, then the Company could also be declared in default under the swaps. There are no collateral requirements related to these swaps. The table below presents the effect of the Company's derivative financial instruments on the consolidated statements of operations as of December 31, 2024, 2023, and 2022 ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:83.184%"><tr><td style="width:1.0%"></td><td style="width:63.837%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.633%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.633%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.633%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.635%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Cash Flow Hedge:</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;text-indent:-9pt;vertical-align:top">Amount of income recognized in accumulated other comprehensive income on interest rate derivatives</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,935 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">4,357 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">1,063 </td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;text-indent:-9pt;vertical-align:top">Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">(5,232)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">(3,932)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">704 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;text-indent:-9pt;vertical-align:top">Total amount of interest expense presented in the consolidated statements of operations</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">122,476 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">105,463 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">72,537 </td><td style="padding:2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table>
Over the next year, we estimate that $105,000 will be recorded as a reduction in accumulated other comprehensive loss and an increase of interest expense. The fair value of these cash flow hedges is determined using observable inputs other than quoted prices in active markets, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the related assets or liabilities. These inputs are considered Level 2 inputs in the fair value hierarchy and the Company engages a third-party expert to determine these inputs. These fair values are determined using the conventional industry methodology of netting the discounted future fixed cash payments and the discounted expected variable cash receipts made between the Company and its counterparties to the cash flow hedges. These variable cash receipts are based on the expectation of future interest rates which are derived from observed market interest rate curves. In addition, any credit valuation adjustments are considered in the fair values to account for potential nonperformance risk to the extent they would be significant inputs to the calculation. For the periods presented, credit valuation adjustments were not considered to be significant inputs.
2000000004000000000.042982000000004000000000.0466750.044834000000001000011500055000035000000000.042341700000 The table below presents the effect of the Company's derivative financial instruments on the consolidated statements of operations as of December 31, 2024, 2023, and 2022 ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:83.184%"><tr><td style="width:1.0%"></td><td style="width:63.837%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.633%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.633%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.633%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.635%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Cash Flow Hedge:</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;text-indent:-9pt;vertical-align:top">Amount of income recognized in accumulated other comprehensive income on interest rate derivatives</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,935 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">4,357 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">1,063 </td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;text-indent:-9pt;vertical-align:top">Amount of loss (income) reclassified from accumulated other comprehensive income into income as an increase (reduction) of interest expense</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">(5,232)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">(3,932)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">704 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 10pt;text-align:left;text-indent:-9pt;vertical-align:top">Total amount of interest expense presented in the consolidated statements of operations</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">122,476 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">105,463 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">72,537 </td><td style="padding:2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table></div>29350004357000106300052320003932000.704000122476000105463000072537000105000OTHER LIABILITIES<div style="margin-top:8pt;text-align:justify;text-indent:20.25pt">Other liabilities on the consolidated balance sheets as of December 31, 2024 and 2023 included the following ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:67.857%"><tr><td

style="width:1.0%"></td><td style="width:48.900%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.896%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:22.803%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.896%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:22.805%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Ground lease liability</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">
50,003<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">53,348 </td><td style="border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Prepaid rent</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">41,949<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">34,872 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Security deposits</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">17,043 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">15,050 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Other liabilities</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">1,717<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">1,560 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom">110,712<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">104,830 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-top:8pt;text-
align:justify;text-indent:20.25pt">Other liabilities on the consolidated balance sheets as of December 31, 2024 and 2023 included
the following ($ in thousands):</div><div style="text-align:center;text-indent:20.25pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:67.857%"><tr><td style="width:1.0%"></td>
<td style="width:48.900%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.896%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:22.803%"></td><td style="width:0.1%"></td>
<td style="width:0.1%"></td><td style="width:0.896%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:22.805%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Ground lease liability</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">
50,003<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">53,348 </td><td style="border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Prepaid rent</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">41,949<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">34,872 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Security deposits</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">17,043 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">15,050 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Other liabilities</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">1,717<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">1,560 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom">110,712<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">104,830 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
</div>500030005334800041949000348720001704300015050000171700015600001107120001048300000COMMITMENTS AND CONTINGENCIES<div style="margin-top:8pt;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%;text-decoration:underline">Commitments</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> As a lessor, the Company had a total of $111.8 million in future obligations under leases to fund tenant improvements and other future construction obligations at December 31, 2024.
Additionally, the Company had $7.8 million of future funding commitments related to investments in real estate debt at December 31, 2024 as discussed in note 5.</div><div style="margin-top:8pt;text-indent:24.75pt">Litigation</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">The Company is subject to various legal proceedings, claims, and administrative proceedings arising in the ordinary course of business,
some of which are expected to be covered by liability insurance. Management makes assumptions and estimates concerning the likelihood and amount of any potential loss relating to these matters using the latest information available. The Company
records a liability for litigation if an unfavorable outcome is probable and the amount of loss or range of loss can be reasonably estimated. If an unfavorable outcome is probable and a reasonable estimate of the loss is a range, the Company accrues the
best estimate within the range. If no amount within the range is a better estimate than any other amount, the Company accrues the minimum amount within the range. If an unfavorable outcome is probable but the amount of the loss cannot be
reasonably estimated, the Company discloses the nature of the litigation and indicates that an estimate of the loss or range of loss cannot be made. If an unfavorable outcome is reasonably possible and the estimated loss is material, the Company
discloses the nature and estimate of the possible loss of the litigation. The Company does not </div><div style="margin-top:8pt;text-align:justify"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%">disclose information with respect to litigation where an unfavorable outcome is considered to be remote or where the estimated loss would not be material. Based on current expectations, such matters, both individually and
in the aggregate, are not expected to have a material adverse effect on the liquidity, results of operations, business, or financial condition of the Company.</div>1118000007800000STOCKHOLDERS' EQUITY<div style="margin-
bottom:5pt;margin-top:5pt;text-align:justify;text-indent:24.75pt">In December 2024, the Company entered
into an underwriting agreement between the Company and J.P. Morgan Securities LLC ("JPM") with respect to the issue and sale by the Company and the purchase by JPM of 9,500,000 shares of the Company's common stock, par value $1.00 per share, at
a price of $29.765 per share. The issuance resulted in net proceeds to the Company of $282.4 million after offering expenses. These proceeds were used to fund a portion of the purchase of the Sail Tower operating property.</div><div
style="margin-bottom:5pt;margin-top:5pt;text-align:justify;text-indent:24.75pt">In November 2024, the
Company entered into an underwriting agreement between the Company and BofA Securities, Inc. ("BofA") with respect to the issue and sale by the Company and the purchase by BofA of 6,000,000 shares of the Company's common stock, par value $1.00
per share, at a price of $31.01 per share. The issuance resulted in net proceeds to the Company of $185.3 million after offering expenses. These proceeds were used to fund a portion of the purchase of the Vantage South End operating property.
</div><div style="margin-bottom:5pt;margin-top:5pt;text-align:justify;text-indent:24.75pt">In the third
quarter of 2021, the Company entered into an Equity Distribution Agreement ("EDA") with six financial institutions known as an at-the-market stock offering program ("ATM program"), under which the Company may offer and sell shares of its common
stock from time to time in "at-the-market" offerings with an aggregate gross sales price of up to $500 million. In connection with the ATM program, Cousins may, at its discretion, enter into forward equity sale agreements ("Forward Sales"). The use of
Forward Sales would allow the Company to lock in a share price on the sale of shares of its common stock at the time the agreement is executed, but defer receiving the proceeds from the sale of shares until a later date, allowing the Company to better
align such funding with its capital needs. Sales of shares of Cousins' stock through its banking relationships, if any, are made in amounts and at times to be determined by Cousins, but the Company has no obligation to sell any of the shares in the
offering and may suspend sales in connection with the offering at any time. Sales of Cousins' common stock under Forward Sales, if undertaken, meet the derivatives and hedging guidance scope exception as the contracts are related to the Company's
own stock. In February 2023, the Company filed a Form S-3 to renew the registration of its authorized shares. In conjunction with that Form S-3 filing, the Company entered into an Amendment to the EDA to allow for the continued issuance of shares
under this ATM program. </div><div style="margin-bottom:5pt;margin-top:5pt;text-align:justify;text-indent:18pt">To date,
the Company has issued 2.6 million shares for a gross sales price of $105.1 million under the ATM program which generated cash proceeds of $101.4 million, net of $1.1 million of compensation to be paid with respect to Forward Sales, $1.7 million of
dividends owed during the period the Forward Sales were outstanding, and $900,000 of other transaction related costs.<span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%"> The Company did not issue any shares under the ATM program during the years ended <span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:120%">December 31, 2024 and 2023, and did not have any outstanding Forward Sales for
the sale of its common stock as of December 31, 2024 or 2023.</div><div style="margin-bottom:5pt;margin-
top:5pt;text-align:justify;text-indent:18pt">The annual offering periods for the Cousins Employee Stock Purchase Plan ("ESPP")
ended on November 30, 2024, 2023, and 2022, respectively. Employees purchased a total of 20,292 shares in 2024, 25,441 shares in 2023, and 22,909 in 2022, respectively, under the ESPP. In 2024, the Company settled the employees' purchase of shares
through issuance of Company common stock. In both 2023 and 2022, the Company settled the employees' purchase of shares by selling treasury shares to participants. In 2023, the 25,441 treasury shares sold had a basis of $1.5 million and, in 2022, the
22,909 treasury shares sold had a basis of $1.3 million.</div><div style="margin-bottom:5pt;margin-top:5pt;text-align:justify;text-indent:18pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%">On February 6, 2024, the Company retired all 2,536,583 shares of Treasury Stock outstanding. These treasury shares had an average cost basis of $57.44 per share.</div><div style="margin-top:8pt;text-
align:justify;text-indent:24.75pt">Ownership Limitations —<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> In order to minimize the risk that the Company will not meet one of the requirements for qualification as a REIT, the Company's Articles of Incorporation include certain restrictions on
the ownership of more than 3.9% of the Company’s total common and preferred stock, subject to waiver by the Board of Directors.</div><div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:22.5pt">Distribution of REIT Taxable Income —<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%"> The following reconciles dividends paid and dividends applied in 2024, 2023, and 2022 to meet REIT distribution requirements ($ in thousands):</div><div style="margin-bottom:1pt"><table style="border-
collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:58.572%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:11.846%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.846%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.848%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td>
</tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Common dividends</td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$
</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">195,413 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">194,144 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">192,275 </td><td style="border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Dividends treated as taxable compensation to employees</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">(1,214)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(308)</td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(231)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Dividends in excess of current year REIT
distribution requirements</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">(41,356)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">(39,933)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Dividends applied to meet current year REIT distribution requirements</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt
solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">152,843 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">153,903 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">192,044 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div>
<div style="margin-bottom:1pt">
</div><div style="margin-bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:120%">Tax Status of Distributions — The following summarizes the components of the taxability of the Company’s
common stock distributions for the years ended December 31, 2024, 2023, and 2022:</div><div style="margin-bottom:1pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:89.880%"><tr><td style="width:1.0%"></td><td style="width:8.668%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.317%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.462%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.496%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:11.317%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.979%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.979%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td style="width:1.0%"></td><td style="width:10.654%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%">
</td><td style="width:1.0%"></td><td style="width:11.818%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Total
Distributions
Per Share</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px
1pt;text-align:center;vertical-align:bottom">Ordinary
Dividends (1)</td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Long-Term
Capital Gain</td><td

colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Non
Dividend Distributions</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">Unrecaptured
Section 1250
Gain</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Section 1061 One Year Amounts Disclosure (2)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">Section 1061 Three Year Amounts Disclosure (2)</td></tr>
<tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">2024</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1.280000
</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1.007420 </td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt
solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt
solid #000;padding:2px 0;text-align:right;vertical-align:bottom">0.272580 </td><td style="background-color:#ffffff;border-
top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000000;padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">2023</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">1.280000 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1.008002
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">0.008302 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">0.263696 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td>
<td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">0.008302 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">0.008302
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">2022</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1.270000 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">0.880788 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">0.389212 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">0.045470 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">0.389212 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">0.389212 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-bottom:1pt;text-align:justify"><table style="border-collapse:collapse;display:inline-
table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:2.471%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:95.329%"></td><td
style="width:0.1%"></td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(1)
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:2px 1pt;text-align:justify;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">100% of the amounts included in Ordinary Dividends is treated as "qualified REIT dividends" for purposes of section 199A of the Internal Revenue Code. None of the amounts are section 897 gains attributable to the
disposition of U.S. real property interests for foreign shareholders. </td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">(2)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:2px 1pt;text-align:justify;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total Capital Gain Distributions for purposes of section 1061 of the Internal Revenue Code. Section 1061 is generally applicable to direct and indirect holders of
"applicable partnership interests".</td></tr></table>
</div>95000001.0029.76528240000060000001.0031.011853000006500000000260000010510000010140000011000001700000900000202922544122909254411500000229091300000253658357.440.039The following reconciles dividends paid and
dividends applied in 2024, 2023, and 2022 to meet REIT distribution requirements ($ in thousands):<div style="margin-bottom:1pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:58.572%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.846%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.846%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:11.848%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">2022</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:top">Common dividends</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">195,413<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">194,144 </td><td style="border-
top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">192,275 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr>
<tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Dividends treated as taxable compensation to
employees</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">(1,214)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">(308)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
(231)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">
Dividends in excess of current year REIT distribution requirements</td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(41,356)</td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(39,933)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Dividends applied to meet current year REIT distribution requirements</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 0;text-align:right;vertical-align:bottom">152,843<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">153,903 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">192,044 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
</div>195413000194144000192275000121400030800023100041356000399330000152843000153903000192044000The following summarizes the components of the taxability of the Company’s common stock distributions for the years ended
December 31, 2024, 2023, and 2022:<div style="margin-bottom:1pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:89.880%"><tr><td style="width:1.0%"></td><td
style="width:8.668%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.317%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:9.496%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.317%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.979%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.462%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.979%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td style="width:1.0%"></td><td style="width:10.654%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.462%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:11.818%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">Total
Distributions
Per Share</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">
Ordinary
Dividends (1)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">Long-Term
Capital Gain</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Non Dividend Distributions</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">Unrecaptured
Section 1250
Gain</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">Section 1061 One Year Amounts Disclosure (2)</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">Section 1061 Three Year Amounts Disclosure (2)</td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">2024</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1.280000 </td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt
solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1.007420 </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt
solid #000;padding:2px 0;text-align:right;vertical-align:bottom">0.272580 </td><td style="background-color:#ffffff;border-
top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000000;padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">2023</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">1.280000 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1.008002
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">0.008302 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">0.263696 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td>

<td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">0.008302 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">0.008302
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">2022</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1.270000 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">0.880788 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">0.389212 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">0.045470 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">0.389212 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">0.389212 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-bottom:1pt;text-align:justify"><table style="border-collapse:collapse;display:inline-
table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:2.471%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:95.329%"></td><td
style="width:0.1%"></td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(1)
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:2px 1pt;text-align:justify;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">100% of the amounts included in Ordinary Dividends is treated as "qualified REIT dividends" for purposes of section 199A of the Internal Revenue Code. None of the amounts are section 897 gains attributable to the
disposition of U.S. real property interests for foreign shareholders. </td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">(2)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:2px 1pt;text-align:justify;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total Capital Gain Distributions for purposes of section 1061 of the Internal Revenue Code. Section 1061 is generally applicable to direct and indirect holders of
"applicable partnership interests".</td></tr></table></div>1.2800001.00742000.2725800001.2800001.0080020.0083020.26369600.0083020.0083021.2700000.8807880.38921200.0454700.3892120.389212REVENUE RECOGNITION<div
style="margin-top:8pt;text-align:justify;text-indent:22.5pt">The Company categorizes its primary sources of revenue into revenue
from contracts with customers and other revenue accounted for as leases under ASC 842 as follows: </div><div style="margin-bottom:6pt;margin-top:6pt;padding-left:27pt;text-align:justify;text-indent:-13.5pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">•Rental property
revenues consist of (1) contractual revenues from leases recognized on a straight-line basis over the term of the respective lease; (2) percentage rents recognized once a specified sales target is achieved; (3) parking revenue; (4) termination fees; and (5)
the reimbursement of the tenants' share of real estate taxes, insurance, and other operating expenses. The Company's leases typically include renewal options and are classified and accounted for as operating leases. Rental property revenues are
accounted for using practical expedients included in accordance with the guidance set forth in ASC 842.</div><div style="margin-bottom:6pt;margin-top:6pt;padding-left:27pt;text-align:justify;text-indent:-13.5pt">•<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-
left:10pt">Fee income consists of development fees, management fees, and leasing fees earned from unconsolidated joint ventures and from third parties. Fee income is accounted for in accordance with the guidance set forth in ASC 606.</div>
<div style="margin-top:8pt;text-align:justify;text-indent:22.5pt">For the years ended December 31, 2024, 2023, and 2022, the
Company recognized rental property revenues of $847.8 million, $799.0 million, and $753.5 million, respectively, of which $241.3 million, $226.4 million, and $212.3 million, respectively, represented variable rental revenue. For the years ended
December 31, 2024, 2023, and 2022, the Company recognized fee and other revenue of $9.0 million, $3.8 million, and $8.8 million, respectively. The following tables set forth the future minimum cash rents to be received by consolidated entities under
existing non-cancellable leases as of December 31, 2024 ($ in thousands):</div><div style="margin-bottom:1pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:33.779%"><tr><td style="width:1.0%"></td><td style="width:55.728%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:2.002%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:39.870%"></td><td style="width:0.1%"></td></tr><tr><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:100%">December 31, 2024</td></tr><tr style="height:3pt"><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td
colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">2025</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">608,624 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:top">2026</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">614,165 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">2027</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">583,548 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr>
<td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">2028</td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">539,656 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">2029</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">486,608 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Thereafter</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,919,666 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4,752,267 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
</div><div style="margin-bottom:8pt;text-align:justify;text-indent:22.5pt">The Company had a lease with SVB Financial Group
("SVB Financial") at its Hayden Ferry 1 property in Phoenix, Arizona. SVB Financial's primary subsidiary, Silicon Valley Bank ("SVB"), was placed in receivership by the Federal Deposit Insurance Corporation ("FDIC") on March 10, 2023. On March 17,
2023, SVB Financial filed a voluntary petition for a court-supervised reorganization under Chapter 11 of the US Bankruptcy Code. On March 27, 2023, First Citizen's BancShares, Inc. ("FCB") announced it had purchased SVB Financial's subsidiary, SVB,
the primary user of the leased space. In June 2023, the Bankruptcy court approved SVB Financial's request for an order rejecting the lease, with an effective date no later than September 30, 2023. In June 2023, the Company recorded a reduction of
revenue of $1.6 million related to the write-down of net assets associated with this lease at the time that the collection of rents for the term of the lease no longer remained probable. During the three months ended September 30, 2023, the Company
recognized $2.3 million of rental revenue on a cash basis related to base rent lease payments made through September 30, 2023, the effective date of the termination. Any proceeds from our bankruptcy claim will be recognized on a cash basis. Subsequent
to year end, in February 2025, the Company sold its claim to a third party for $4.6 million in cash. </div><div style="margin-bottom:8pt;text-align:justify;text-indent:22.5pt"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">During the year ended December 31, 2022, the Company recognized<span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:12pt;font-
weight:400;line-height:120%"> $3.2 million in fee income in the consolidated statements of operations related to the
services provided to Norfolk Southern Railway Company ("NS") under a series of agreements, including a development agreement and consulting agreement, under which the primary objective was delivery of a new corporate headquarters to NS. No fee
income related to the services provided to NS was recognized during the years ended December 31, 2024 and 2023.</div>847800000799000000.07535000002413000002264000002123000009000000.038000008800000The following tables set
forth the future minimum cash rents to be received by consolidated entities under existing non-cancellable leases as of December 31, 2024 ($ in thousands):<div style="margin-bottom:1pt;text-align:center"><table style="border-
collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:33.779%"><tr><td style="width:1.0%"></td><td style="width:55.728%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:2.002%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:39.870%"></td><td style="width:0.1%"></td></tr><tr><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2024</td></tr><tr style="height:3pt"><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td>
<td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">2025</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-
align:bottom">608,624 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">2026</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">614,165 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">2027</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">583,548 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">2028</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">539,656 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:top">2029</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">486,608 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Thereafter</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,919,666 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom">4,752,267 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div>6086240006141650005835480005396560004866080001919666000475226700016000002300000460000032000000STOCK-BASED COMPENSATION<div style="margin-top:8pt;text-
align:justify;text-indent:22.5pt">The Company has several types of stock-based compensation — restricted stock, restricted stock
units ("RSUs") issued under the Cousins Properties Incorporated 2019 Omnibus Incentive Stock Plan (the "2019 Plan"), and the ESPP. While the Company's 2019 Plan also allows for the issuance of stock options, none had been issued, were exercised, or
were outstanding as of or during any of the periods presented. A portion of the Company's independent directors' compensation is also provided in the form of company stock.</div><div style="margin-bottom:8pt;margin-top:8pt;text-
align:justify;text-indent:22.5pt">The Company's compensation expense in 2024, 2023, and 2022 primarily relates to restricted stock,
stock-settled RSUs, and the ESPP. Restricted stock and the stock-settled RSUs are equity-classified awards for which compensation expense per share is fixed. Cash-settled RSUs are liability-classified awards for which the expense fluctuates from period
to period dependent, in part, on the Company's stock price. Cash-settled RSUs were last awarded in 2019 and were fully expensed as of December 31, 2023. For 2024, 2023, and 2022, stock-based compensation expense, net of forfeitures, was recorded as
follows ($ in thousands):</div><div style="margin-top:8pt;padding-left:36pt;text-align:justify"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:86.458%"><tr><td
style="width:1.0%"></td><td style="width:43.134%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.660%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:16.628%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.660%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:16.628%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.660%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:16.630%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">2022</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Equity-
classified awards:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom">Restricted stock</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">4,130 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">3,645 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,151 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-
align:bottom">Market-based RSUs</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px
1pt;text-align:right;vertical-align:bottom">6,885</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:right;vertical-align:bottom">5,042</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">4,073</td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom">Performance-based RSUs</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">2,077</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">1,463</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">1,173</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">Director grants</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:700;line-height:100%">1,587</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,601</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,471</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Employee Stock Purchase Plan</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">109</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-
align:bottom">150</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:right;vertical-align:bottom">191</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">14,788</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">11,901</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">10,059</td></tr><tr style="height:5pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Liability-classified awards</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-
align:bottom">Service-based RSUs</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">—<span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">61 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
(146)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Dividend equivalent units</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">—<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">

</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">69 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">—<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%"> </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">61 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(77)</td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom">Total stock-based compensation expense</td><td colspan="3" style="padding:0 1pt">
</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:100%">14,788 </td><td style="border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-
align:bottom">11,962 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">
9,982 </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-top:8pt;padding-left:36pt;text-align:justify">
</div><div style="margin-top:3pt;text-align:justify;text-indent:22.5pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">On April 23, 2019, the Company's stockholders approved the 2019 Plan which allows the Company to issue awards of stock options, stock grants, or stock appreciation
rights to employees and directors. The 2019 Plan also allows the Company to issue awards to employees that are paid in cash or stock on the vesting date in an amount equal to the fair market value, as defined, of one share of the Company's stock. As of
December 31, 2024, approximately 1.3 million shares were authorized to be awarded pursuant to the 2019 Plan.</div><div style="margin-top:8pt;text-align:justify"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:120%"> Equity-Classified Awards</div><div
style="margin-top:8pt;text-align:justify;text-indent:22.5pt">Since 2020, the Company has annually granted three types of equity-
classified awards to key employees: (1) RSUs based on the total stockholder return ("TSR) of the Company, as defined, relative to that of office peers included in a published office REIT index (the "Market-based RSUs"), (2) RSUs based on the ratio of
cumulative funds from operations ("FFO") per share to targeted cumulative FFO per share (the "Performance-based RSUs"), and (3) restricted stock. In February 2023, the Company made modifications to its Market-based RSUs awards granted in 2022,
2021, and 2020. The modifications were made to clarify the definition of the peer group used to measure TSR award achievement. The additional compensation expense recognized related to these modifications was not significant.</div><div
style="margin-top:8pt;text-align:justify;text-indent:22.5pt">The RSU awards are equity-classified awards to be settled in stock, net
of any tax withholding, with issuance dependent upon the attainment of required service, market, and performance criteria. For the Market-based RSUs, the Company expenses an estimate of the fair value of the awards on the grant date, calculated using
a Monte Carlo valuation at grant date, ratably over the three-year vesting period, adjusting only for forfeitures when they occur. The expense of these Market-based RSUs is not adjusted for the number of awards that actually vest. For the Performance-
based RSUs, the Company expenses the awards over the three-year vesting period using the grant date fair market value of the Company's stock on the grant date. The expense is recognized ratably over the vesting period and adjusted each quarter based
on the number of shares expected to vest and for forfeitures when they occur. The measurement period for both the Market-based and Performance-based RSUs is three years starting on January 1 of the year of issuance and ending on December 31 of the
third year. The ultimate settlement of these awards can range from 0% to 200% of the targeted number of units depending on the achievement of the market and performance metrics described above. </div><div style="margin-top:8pt;text-
align:justify;text-indent:24.75pt">In 2024, 2023, and 2022, the Company granted, at target, 293,887, 234,902, and 141,899 of RSUs,
respectively, to employees, which vest on December 31 of the last year of the respective three-year FFO and TSR measurement period. </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The Company estimates future expense for all stock-settled RSUs outstanding at December 31, 2024 to be $7.0 million (using estimated vesting percentages for
Performance-based RSUs as of December 31, 2024), which will be recognized over a weighted-average period of 1.7 years.</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">In 2024, 2023, and 2022, the Company granted 204,004, 164,221, and 99,758 shares, respectively, of restricted stock to employees, which vest ratably over three years from the
issuance date. The Company records restricted stock in common stock and additional paid-in capital at fair value on the grant date, with the offsetting deferred compensation also recorded in additional paid-in capital. The Company records compensation
expense over the vesting period. As of December 31, 2024, the Company had $5.0 million of unrecognized compensation cost included in additional paid-in capital related to restricted stock, which will be recognized over a weighted average period of 1.3
years. The total vesting date fair value of the restricted stock which vested during 2024, 2023, and 2022 was $2.7 million, $2.4 million, and $2.9 million, respectively.</div><div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-
indent:24.75pt">The following table summarizes equity-classified employee stock compensation award activity for the years ended
December 31, 2024, 2023, and 2022 (shares in thousands):</div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:99.107%"><tr><td style="width:1.0%"></td><td style="width:34.035%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:8.809%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.260%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:8.960%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.260%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:9.260%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.116%"></td><td style="width:0.1%"></td></tr>
<tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2022</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000;padding:2px 1pt;text-align:center;vertical-align:bottom">Restricted Stock and RSUs</td><td colspan="3"
style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:100%">Weighted Average Fair Market Value at Grant</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Restricted Stock and RSUs</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted Average Fair Market Value at
Grant</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">Restricted Stock and RSUs</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-
align:bottom">Weighted Average Fair Market Value at Grant</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom">Restricted stock and RSUs unvested at beginning of the year</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">629 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">$34.16</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">463 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">$39.91</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">409 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">$38.63</td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Granted</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">498 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$28.73</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">399
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$29.31</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">242 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$43.30</td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom">Vested</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(252)
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">$39.47</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(225)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$37.28</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(169)
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$41.54</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Forfeited</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(13)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$31.41</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(8)</td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$37.60</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(19)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$41.05</td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Restricted stock and RSUs unvested at end of year (1)
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">862 </td><td style="border-bottom:3pt
double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$29.51</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt
solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">629 </td><td style="border-bottom:3pt double
#000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$34.16</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt
solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">463 </td><td style="border-bottom:3pt double
#000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">$39.91</td></tr></table></div><div style="margin-bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt">(1) The targeted number of non-vested stock-settled RSUs and Restricted Stock at December 31, 2024 is 522,858 and 339,479, respectively.
</div><div style="margin-bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt">The Monte Carlo valuation used
to determine the grant date fair value of the stock-settled Market-based RSUs included the following assumptions for those RSUs granted in 2024, 2023, and 2022:</div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table
style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:76.785%"><tr><td style="width:1.0%"></td><td style="width:14.403%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:3.357%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:24.675%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.156%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:24.675%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.156%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:24.678%"></td><td
style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">2022</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Volatility</td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(1)</td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">30.5 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">40.5 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">37.7 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom">Risk-free rate</td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(2)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4.43 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4.35 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1.39 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Stock beta</td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(3)
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">0.96 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1.03 </td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1.02 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr></table></div><div style="text-indent:24.75pt">(1) Based on historical volatility over three years using daily stock price.
</div><div style="margin-top:2pt;text-indent:24.75pt">(2) Reflects the yield on three-year Treasury bonds.</div>
<div style="margin-top:2pt;text-indent:24.75pt">(3) Betas are calculated with up to three years of daily stock price data.
</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">All shares of restricted stock receive dividends and have
voting rights during the vesting period. Dividend equivalents for the 2024, 2023, and 2022 RSUs will be settled in cash based upon the number of units vested. The Company accrues for these dividend equivalent units over the measurement period as
dividends are declared and they are included in distributions in excess of cumulative net income on the consolidated balance sheets. </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">At December 31, 2024, 2023 and 2022, the Company had no stock options outstanding to key employees or outside directors. In 2024, 2023, and 2022, there were no
stock option grants to employees or directors and the Company recognized no compensation expense related to stock options.</div><div style="margin-bottom:1pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">In 2024, 2023, and 2022, the Company also granted 67,624, 81,909, and 44,549 shares, respectively, of stock to independent members of
the board of directors which vested immediately on the issuance date.</div><div style="margin-top:3pt;text-align:justify">
Liability-Classified Awards</div><div style="margin-top:8pt;text-align:justify;text-
indent:24.75pt">There were no service-based, market-based, or performance-based liability awards outstanding as of December 31,
2024 or 2023 and the expense related to liability awards for the years ended December 31, 2023, and 2022 was not significant. During 2023 and 2022, total cash paid for all types of cash-settled RSUs and related dividend payments was $1.1 million and
$6.6 million, respectively.</div><div style="margin-top:3pt;text-align:justify">Employee Stock
Purchase Plan</div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">On October 26, 2021, the Company's
board of directors adopted the ESPP, which was approved by stockholders at the 2022 annual meeting. Pursuant to the ESPP, employees may contribute up to 15% of their cash compensation during annual purchase periods for the purchase of Cousins'
common stock up to an annual maximum of $21,250 per employee. On each purchase period ending November 30, participants' individual account balances are used to acquire shares of common stock at 85% of the lower of the Company's closing price as
of December 1 (the beginning of the purchase period) or November 30 (the end of the purchase period). </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">As of December 31, 2024, 2023, and 2022, 66, 43, and 78 employees, respectively, were enrolled in the plan. During the years ended December 31, 2024, 2023, and 2022, 20,292, 25,441, and 22,909
shares of common stock, respectively, were purchased under the ESPP. The total purchase date fair value of the shares purchased during 2024, 2023, and 2022 was $644,000, $522,000 and $604,000, respectively. Contributions for the purchase period
ending November 30, 2024, 2023, and 2022 were $379,000, $444,000, and $514,000. As of December 31, 2024, the Company estimates future expense related to the open purchase period to be $99,000.</div>For 2024, 2023, and 2022, stock-based
compensation expense, net of forfeitures, was recorded as follows ($ in thousands):<div style="margin-top:8pt;padding-left:36pt;text-align:justify"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-

```
bottom;width:86.458%"><tr><td style="width:1.0%"></td><td style="width:43.134%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.660%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:16.628%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.660%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:16.628%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.660%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:16.630%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:100%">2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">2022</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">Equity-classified awards:</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Restricted stock</span></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px
0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">4,130</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,645 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,151 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Market-based RSUs</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">6,885</span></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">5,042</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">4,073</span></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">Performance-based RSUs</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2,077</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,463</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,173</span></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Director grants</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">1,587</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,601</span></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,471</span></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Employee Stock Purchase Plan</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">109</span></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">150</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">191</span></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">14,788</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">11,901</span></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">10,059</span></td></tr><tr
style="height:5pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Liability-classified awards</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Service-based RSUs</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">61 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(146)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Dividend equivalent units</span>
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">
— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">69 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">61 </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(77)</span></td><td
style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Total stock-based compensation expense</span></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0
2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">14,788</span><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">11,962 </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">9,982 </span></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>
</div>4130000364500031510006885000504200040730002077000146300011730001587000160100014710001090001500001910001478800011901000100590000610000-1460000069000061000-
7700014788000119620009982000113000003P3YP3YP3Y022938872349021418997000000P1Y8M12D204000416422199758P3YP3YP3Y5000000.0P1Y3M18D270000002400000029000000<div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-
indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The following table summarizes equity-classified employee stock compensation award activity for the years ended
December 31, 2024, 2023, and 2022 (shares in thousands):</span></div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:99.107%"><tr><td style="width:1.0%"></td><td style="width:34.035%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:8.809%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.260%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:8.960%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.260%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:9.260%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.400%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.116%"></td><td style="width:0.1%"></td></tr>
<tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2022</span></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Restricted Stock and RSUs</span></td><td colspan="3"
style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:100%">Weighted Average Fair Market Value at Grant</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Restricted Stock and RSUs</span></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Weighted Average Fair Market Value at
Grant</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">Restricted Stock and RSUs</span></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Weighted Average Fair Market Value at Grant</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Restricted stock and RSUs unvested at beginning of the year</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:100%">629</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:700;line-height:100%">$34.16</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">463 </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">$39.91</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">409 </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$38.63</span></td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Granted</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">498</span><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">$28.73</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">399 </span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$29.31</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">242 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$43.30</span></td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Vested</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">(252)</span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">$39.47</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(225)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$37.28</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(169)</span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$41.54</span></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Forfeited</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">(13)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">$31.41</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(8)</span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$37.60</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(19)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$41.05</span></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Restricted stock and RSUs unvested at end of year (1)
</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">862</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt
double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">$29.51</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt
solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">629 </span></td><td style="border-bottom:3pt double
#000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$34.16</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt
solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">463 </span></td><td style="border-bottom:3pt double
#000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$39.91</span></td></tr></table></div><div style="margin-bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">(1) The targeted number of non-vested stock-settled RSUs and Restricted Stock at December 31, 2024 is 522,858 and 339,479, respectively.
</span></div>62900034.1646300039.9140900038.6349800028.7339900029.3124200043.3025200039.4722500037.2816900041.541300031.41800037.601900041.0586200029.5162900034.1646300039.91522858339479<div style="margin-
bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The Monte Carlo valuation used to determine the grant date fair
value of the stock-settled Market-based RSUs included the following assumptions for those RSUs granted in 2024, 2023, and 2022:</span></div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-
collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:76.785%"><tr><td style="width:1.0%"></td><td style="width:14.403%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:3.357%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:24.675%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.156%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:24.675%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.156%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:24.678%"></td><td
style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">2022</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Volatility</span></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(1)</span></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">30.5 </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">40.5 </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">37.7 </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Risk-free rate</span></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(2)</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4.43 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
```

serif;font-size:10pt;font-weight:400;line-height:100%">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4.35 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1.39 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Stock beta</td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(3)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">0.96 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1.03 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1.02 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="2" style="display:none"></td><td colspan="2" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table> (1) Based on historical volatility over the three years using daily stock price. (2) Reflects the yield on three-year Treasury bonds. (3) Betas are calculated with up to three years of daily stock price data. 0.3050.4050.3770.04430.04350.01390.00960.01030.0102000000000676248190944549000000110000066000000.15212500000.85664378202922544122909644000522000604000379000444000514000990000RETIREMENT SAVINGS PLAN The Company maintains a defined contribution plan (the "Retirement Savings Plan") pursuant to Section 401 of the Internal Revenue Code (the "Code") which covers active regular employees. Employees are eligible to participate in the Retirement Savings Plan immediately upon hire, and pre-tax contributions are allowed up to the limits set by the Code. The Company contributes 3% of an employee's eligible compensation to the plan, which is fully vested after the employee has been with the Company for two years. The Company may change this percentage at its discretion; and, in addition, the Company could decide to make discretionary contributions in the future. The Company contributed $1.1 million, $1.1 million, and $1.0 million to the Retirement Savings Plan for the 2024, 2023, and 2022 plan years, respectively. </div>0.03P3Y110000011000001000000.0INCOME TAXES<div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:120%">The net income tax benefit differs from the amount computed by applying the statutory federal income tax rate to GTRS' income before taxes as follows ($ in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:48.751%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.382%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.894%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.382%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.382%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.895%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Rate</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Rate</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Rate</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Federal income tax benefit (expense)</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">58</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">(149)</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">85 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">State income tax benefit (expense)</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(28)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Tax impact of capital loss carryforward</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(28)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">— </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(29)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Tax impact of interest and other book to tax timing differences</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(147)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">— </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Valuation allowance</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">% </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(60)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(15)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Other</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">74</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">% </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">30 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Utilization of net operating loss carryforward</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">— </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">— </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">174</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(25)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">— </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">— </td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Benefit applicable to income (loss) from continuing operations</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:top">— </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">— </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">— </td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">— </td></tr></table>

2px 0;text-align:right;vertical-align:top">%</td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt
double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</td><td style="border-
bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:top">— </td><td
style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="border-bottom:3pt double #000;border-
top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">%</td></tr></table></div><div style="margin-
bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt">
</div><div style="margin-bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:120%">The tax effect of significant temporary differences representing deferred tax assets and liabilities of CTRS as of December 31, 2024 and 2023 are as follows ($ in thousands):</div><div
style="margin-bottom:1pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:69.047%"><tr><td style="width:1.0%"></td><td style="width:60.753%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.218%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.877%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:17.652%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Income from unconsolidated joint ventures</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom">27<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">31 </td><td style="border-top:1pt solid #000000;padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Federal and state tax net operating loss carryforwards</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">1,388 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">1,462 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:top">Interest and other book tax differences</td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">147<span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Federal
and state tax capital loss carryforwards</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">152 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">152 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">Gross deferred tax asset</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,714<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,645 </td><td style="border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Valuation allowance</td><td colspan="2"
style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,714)
</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px
0 2px 1pt;text-align:right;vertical-align:bottom">(1,645)</td><td style="border-top:1pt solid #000;padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Net deferred tax asset after valuation allowance</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">—<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-bottom:1pt;text-
align:center">
</div><div style="margin-top:3pt;text-align:justify;text-indent:24.75pt">A valuation allowance
is required to be recorded against deferred tax assets if, based on the available evidence, it is more likely than not that such assets will not be realized. When assessing the need for a valuation allowance, appropriate consideration should be given to all
positive and negative evidence related to this realization. This evidence includes, among other things, the existence of current and recent cumulative losses, forecasts of future profitability, the length of statutory carryforward periods, the Company's
history with loss carryforwards, and available tax planning strategies.</div>As of December 31, 2024 and 2023, the net
deferred tax asset of CTRS equaled $1.7 million and $1.6 million, respectively, with a
valuation allowance placed against the full amount. The conclusion that a valuation allowance should be recorded as of December 31, 2024 and 2023 was based on the lack of evidence that CTRS could generate future taxable income to realize the benefit
of the deferred tax assets.<div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">The net income tax
benefit differs from the amount computed by applying the statutory federal income tax rate to CTRS' income before taxes as follows ($ in thousands):</div><div style="margin-bottom:1pt"><table style="border-collapse:collapse;display:inline-
table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:48.751%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.382%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.894%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.382%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:5.894%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.382%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.895%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3"
style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2022</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-
align:center;vertical-align:bottom">Rate</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-
top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Amount</td><td colspan="3" style="border-
top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">Rate</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">Amount</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-
align:center;vertical-align:bottom">Rate</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:top">Federal income tax benefit (expense)</td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">58<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">21 </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td
colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">(149)
</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">21 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">85 </td><td style="border-top:1pt solid #000000;padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">21 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">State income tax benefit (expense)</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">11 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">4<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">(28)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">16 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:top">Tax impact of capital loss carryforward</td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">(28)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">(29)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Tax impact of interest and other book to tax timing differences</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(147)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">(54)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:top">Valuation allowance</td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4<span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2
 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">1 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(60)</td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">(15)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Other
</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">74 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">27 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">30 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">(12)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(10)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Tax expense before utilization of net operating loss carryforward</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top">—
</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">

%</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-
align:left;vertical-align:top">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:top">(174)</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">25 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">%</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="border-top:1pt solid #000;padding:2px 1pt
2px 0;text-align:right;vertical-align:top">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-
align:top">Utilization of net operating loss carryforward</td><td colspan="2" style="background-color:#ffffff;padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">—<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">174 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(25)</td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Benefit applicable
to income (loss) from continuing operations</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:top">—
</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">— </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">%</td><td colspan="3" style="padding:0 1pt"></td><td
style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$
</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:top">
— </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-bottom:3pt double
#000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="border-
bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">%</td><td
colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">— </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">— </td><td style="border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">%</td></tr></table></div>-580000.211490000.21-850000.21-110000.04280000.04-160000.0400280000290000147000-0.540000-40000.02-1000060000-0.15-740000.27-30000012000-
0.10001740000.250000174000-0.2500000000<div style="margin-bottom:8pt;margin-top:3pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:120%">The tax effect of significant temporary differences representing deferred tax assets and liabilities of CTRS as of December 31, 2024 and 2023 are as follows ($ in thousands):</div><div style="margin-bottom:1pt;text-align:center">
<table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:69.047%"><tr><td style="width:1.0%"></td><td style="width:60.753%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td>
<td style="width:17.218%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.877%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.652%"></td><td style="width:0.1%"></td>
</tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Income from unconsolidated joint ventures</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">27 </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">31 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Federal and state tax net operating loss carryforwards
</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,388
 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">1,462 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Interest and other book tax differences</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">147
</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:top">Federal and state tax capital loss carryforwards</td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">152 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">152 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Gross
deferred tax asset</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">1,714 </td><td style="background-color:#ffffff;border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,645 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Valuation allowance</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">(1,714)</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(1,645)</td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px
37pt;text-align:left;vertical-align:top">Net deferred tax asset after valuation allowance</td><td style="background-
color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">— </td><td style="background-color:#ffffff;border-bottom:3pt
double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0
2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="border-bottom:3pt double #000000;border-
top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div>2700031000138800014620001470001520001520001714000164500017140001645000017000001600000EARNINGS PER SHARE<div
style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">The following table sets forth the computation of
the basic and diluted earnings per share of the Company's consolidated statements of operations for the years ended December 31, 2024, 2023 and 2022 ($ in thousands, except per share amounts):<span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:120%"> </div><div style="margin-bottom:1pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:95.982%"><tr><td style="width:1.0%"></td><td style="width:66.031%"></td><td style="width:0.1%"></td><td style="width:0.575%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:8.977%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.575%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:8.977%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.575%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.290%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td
colspan="18" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Year Ended December 31</td></tr><tr><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-
align:center;vertical-align:bottom">2023</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td>
<td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td>
</tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per common share - basic:
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%;text-decoration:underline">Numerator:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">
Net income</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">46,581 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">83,816 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">167,445 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-
align:left;vertical-align:bottom">Net income attributable to noncontrolling interests in CPLP from continuing operations
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">(8)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(14)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(143)</td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Net income attributable to other noncontrolling interests</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
(611)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(839)</td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(509)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">   Net income available for common
stockholders</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">45,962 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">82,963 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px
0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-
align:right;vertical-align:bottom">166,793 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Denominator:</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average common shares -
basic</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">153,413 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">151,714 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">150,113 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Net income per common share -
basic</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">0.30 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">0.55 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-
top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:3pt double
#000000;padding:2px 0;text-align:right;vertical-align:bottom">1.11 </td><td style="border-top:3pt double
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:12pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double
#000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double
#000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per

common share - diluted:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Numerator:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">46,581 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">83,816 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">167,445 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income attributable to other noncontrolling interests</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(611)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(839)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(509)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Net income available for common stockholders before allocation of net income attributable to noncontrolling interests in CPLP</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">45,970 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">82,977 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">166,936 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Denominator:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average common shares - basic</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,413 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">151,714 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">150,113 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">   Add:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom">Potential dilutive common shares - ESPP</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom">Potential dilutive restrictive stock units - restricted stock units, less shares assumed purchased at market price</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">575 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">301 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">281 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Weighted average units of CPLP convertible into common shares</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average common shares - diluted</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">154,015 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">152,040 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">150,419 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Net income per common share - diluted</td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">0.30 </td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">0.55 </td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">1.11 </td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table></div><div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">The following table sets forth the computation of the basic and diluted earnings per share of the Company's consolidated statements of operations for the years ended December 31, 2024, 2023 and 2022 ($ in thousands, except per share amounts): </div><div style="margin-bottom:1pt;text-align:center"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:95.982%"><tr><td style="width:1.0%"></td><td style="width:66.031%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.575%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:8.977%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.575%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:8.977%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.575%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.290%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="18" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Year Ended December 31</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per common share - basic:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Numerator:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">46,581 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">83,816 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">167,445 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income attributable to noncontrolling interests in CPLP from continuing operations</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(8)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(14)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(143)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income attributable to other noncontrolling interests</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(611)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(839)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(509)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">   Net income available for common stockholders</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">45,962 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">82,963 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">166,793 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Denominator:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average common shares - basic</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,413 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">151,714 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">150,113 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Net income per common share - basic</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">0.30 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">0.55 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">1.11 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:12pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per common share - diluted:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span

style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%;text-decoration:underline">Numerator:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px
12.25pt;text-align:left;vertical-align:bottom">Net income</td><td colspan="3" style="padding:0 1pt"></td><td
style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-
align:bottom">46,581<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">83,816 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">167,445 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income attributable to other noncontrolling
interests</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">(611)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">(839)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(509)</td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-
align:bottom">Net income available for common stockholders before allocation of net income attributable to noncontrolling
interests in CPLP</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">45,970 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">82,977 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px
0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-
align:right;vertical-align:bottom">166,936 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Denominator:</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average common shares -
basic</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">153,413 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">151,714 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">150,113 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">   Add:</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr>
<td colspan="3" style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom">Potential dilutive common shares -
ESPP</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 13pt;text-align:left;vertical-align:bottom">Potential dilutive restrictive stock units - restricted stock
units, less shares assumed purchased at market price</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">575 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">301 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">281 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Weighted average units of CPLP
convertible into common shares</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">25 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">25 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">25 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average common shares - diluted</td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">154,015 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">152,040 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">150,419
</td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Net income per common share - diluted</td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:3pt
double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double
#000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">0.30 </td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">0.55 </td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">1.11 </td><td style="border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table>
</div>46581000838160001674450008000140001430006110008390005090004596200082963000166793000153413000151714000150113000 0.300.551.114658100083816000167445000611000839000509000459700008297700016693600015341300015171
STATEMENTS OF CASH FLOWS - SUPPLEMENTAL INFORMATION<div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%">Supplemental information related to cash flows, including significant non-cash activity affecting the consolidated statements of cash flows, for the years ended December 31, 2024, 2023, and 2022 is as follows ($ in
thousands):</div><div style="margin-bottom:1pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:61.697%"></td>
<td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.804%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:10.804%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.807%"></td><td style="width:0.1%"></td></tr>
<tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">2022</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Interest paid, net of amounts capitalized</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">107,676 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">100,553 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">70,087 </td><td style="border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Income taxes paid (1) </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">38 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:top">Non-Cash Transactions:</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px
28pt;text-align:left;vertical-align:top">Retirement of treasury stock</td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">145,696<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 28pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">Common stock dividends declared and accrued</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">55,091 </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">49,384 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">48,525 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 28pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Tenant improvements recorded in deferred income</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">115,838 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">60,568 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">80,369 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 28pt;text-align:left;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Accrued capital expenditures included in accounts payable and accrued expenses</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">125,791<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">124,337 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">108,497
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table></div><div style="text-
align:justify;text-indent:13.5pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:2.471%"></td><td style="width:0.1%"></td>
<td style="width:1.0%"></td><td style="width:95.329%"></td><td style="width:0.1%"></td></tr><tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">(1)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:2px 1pt;text-align:justify;vertical-align:top">This represents state income taxes paid in conjunction with gains from sales transaction. See notes 3 and 6. </td></tr></table>
</div><div style="margin-bottom:8pt;margin-top:8pt;text-align:justify;text-indent:24.75pt">Supplemental information related to
cash flows, including significant non-cash activity affecting the consolidated statements of cash flows, for the years ended December 31, 2024, 2023, and 2022 is as follows ($ in thousands):</div><div style="margin-bottom:1pt"><table
style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:61.697%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:10.804%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.804%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.807%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td>
</tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Interest paid, net of amounts capitalized
</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">107,676 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">100,553 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">70,087 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-

align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Income
taxes paid (1) </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">38 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Non-Cash Transactions:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 28pt;text-align:left;vertical-align:top">Retirement of treasury stock</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">145,696<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 28pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Common stock dividends declared and accrued</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">55,091 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">49,384 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">48,525 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt 2px 28pt;text-align:left;vertical-align:top">Tenant improvements recorded in
deferred income</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">115,838
 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">60,568 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">80,369 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 28pt;text-align:left;vertical-align:top">Accrued
capital expenditures included in accounts payable and accrued expenses</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">125,791 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">124,337 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">108,497 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table></div><div style="text-align:justify;text-indent:13.5pt"><table style="border-collapse:collapse;display:inline-table;margin-
bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:2.471%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:95.329%"></td><td style="width:0.1%"></td></tr>
<tr><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(1)</td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:2px 1pt;text-align:justify;vertical-align:top">This
represents state income taxes paid in conjunction with gains from sales transaction. See notes 3 and 6. </td></tr></table>
</div>107676000100553000700870000038000145696000005509100049384000485250001158380006056800080369000125791000124337000108497000REPORTABLE SEGMENTS<div style="margin-top:8pt;text-align:justify;text-indent:24.75pt">The Company's segments are based on the method of internal reporting with operating segments being each of the operating office
properties. These operating segments are aggregated for reporting by geographical area, with these geographical regions being: Atlanta, Austin, Charlotte, Dallas, Phoenix, Tampa, and other markets. Included in other markets for the periods presented
are properties located in Houston and Nashville. </div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:120%">Company management evaluates the performance of its reportable segments in part based on Net Operating Income ("NOI"). Office Property NOI is regularly reported to the Chief Operating Decision Maker ("CODM") by segment. The
CODM is the Company's President and Chief Executive Officer. Each segment includes both consolidated operations and the Company's share of unconsolidated joint venture operations. </div><div style="margin-top:8pt;text-align:justify;text-
indent:24.75pt">Segment net income, individually significant components of rental property operating expenses, amount of capital
expenditures, and total assets are not presented in this note because the CODM does not utilize these measures when analyzing segments or when making resource allocation decisions. The below presentation has been recast for all years presented to
comply with updates to ASC 280 required by Accounting Standards Update 2023-07 "ASU 2023-07," "Segment Reporting" issued by the Financial Accounting Standards Board in November 2023. Information on the Company's segments along with a
reconciliation of NOI to net income for years ended December 31, 2024, 2023, and 2022 are as follows ($ in thousands): </div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-
collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:92.410%"><tr><td style="width:1.0%"></td><td style="width:38.674%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.927%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.062%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.605%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:19.350%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.605%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td style="width:1.0%">
</td><td style="width:16.777%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%;text-decoration:underline">Year Ended December 31, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Rental Property Revenues</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">Rental Property Operating Expenses</td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">NOI</td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:1pt solid
#000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Atlanta</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">309,807 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-
color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">109,534 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="background-color:#ffffff;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-
align:bottom">200,273 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Austin</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">287,659 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">95,901 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none">
</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">191,758
</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Tampa</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">77,238 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">27,855 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">49,383 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px
19pt;text-align:left;vertical-align:bottom">Phoenix</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">60,397 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">15,801 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">44,596 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Charlotte</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">59,008 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">16,844 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none">
</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">42,164
</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Dallas</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">17,683 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3,746 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">13,937 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px
19pt;text-align:left;vertical-align:bottom">Other</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">35,144 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">12,108 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">23,036 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Segment Totals
</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">846,936 </td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">281,789<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">565,147 </td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:9pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Other Non - Office Properties</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0
2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-
align:right;vertical-align:bottom">9,501 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">4,324 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="3" style="display:none"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">5,177 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Portfolio Totals</td><td
colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">856,437 </td><td style="background-color:#ffffff;border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">286,113<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="3" style="display:none"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">570,324 </td><td style="background-color:#ffffff;border-
top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Less: Company's share from unconsolidated joint ventures</td><td colspan="3" style="padding:0 1pt"></td><td
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-
color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">(12,069)</td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(5,452)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Termination Fees</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px
0 2px 1pt;text-align:right;vertical-align:bottom">3,405 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-

```
height:100%">Consolidated Totals</span></td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">847,773</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">280,661</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr></table></div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-
collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:90.029%"><tr><td style="width:1.0%"></td><td style="width:39.726%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.957%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.247%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.626%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:18.569%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.626%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td style="width:1.0%">
</td><td style="width:17.249%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%;text-decoration:underline">Year Ended December 31, 2023</span></div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Rental Property Revenues</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Rental Property Operating Expenses</span></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">NOI</span></td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:1pt solid
#000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Atlanta</span></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">295,255 </span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">101,950 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">193,305 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Austin</span></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">259,683 </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">89,580 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">170,103 </span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">Tampa</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">74,813 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">27,880 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">46,933 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Phoenix</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">60,540 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">16,363 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">44,177 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Charlotte</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">58,348 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">15,224 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">43,124 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Dallas</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">16,924 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">3,850 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">13,074 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Other</span>
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">26,081 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">11,412 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">14,669 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Segment Totals</span></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">791,644</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">266,259</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td
style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">525,385</span><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:8pt"><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Other Non - Office Properties</span></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">9,021 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3,312 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span>
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">5,709 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Portfolio Totals</span></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">800,665</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0
2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">269,571</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none">
</td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td
style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">531,094</span><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </span></td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr
style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Less: Company's share from unconsolidated joint ventures</span></td><td colspan="3" style="padding:0 1pt"></td>
<td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(8,961)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span>
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(3,137)</span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Termination Fees</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">7,343 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr style="height:5pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Consolidated Totals</span></td><td colspan="3"
style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</span></td><td style="border-bottom:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">799,047</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt double #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="border-bottom:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">266,434</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </span></td><td style="border-bottom:3pt double
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr></table></div><div style="margin-
top:3pt;text-align:center;text-indent:24.75pt"><span><br/></span></div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:90.029%"><tr><td style="width:1.0%"></td><td style="width:39.726%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.957%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:17.247%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.626%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.569%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.626%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td style="width:1.0%"></td><td style="width:17.249%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%;text-decoration:underline">Year Ended December 31, 2022</span></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Rental Property Revenues</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">Rental Property Operating Expenses</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">NOI</span></td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Atlanta</span></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">277,287 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">92,678 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">184,609 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Austin</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">249,790 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">96,984 </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">152,806 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Tampa</span></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">70,991 </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">25,803 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">45,188 </span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">Phoenix</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">56,413 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">14,869 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">41,544 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Charlotte</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">55,330 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">14,096 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">41,234 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Dallas</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">16,736 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3,846 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">12,890 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Other</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">28,682 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">11,806 </span>
```

</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">16,876 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Segment Totals</td><td colspan="3"
style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">755,229 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">260,082 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">495,147<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:9pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Other
Non - Office Properties</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">10,754 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">3,701 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">7,053 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Portfolio Totals</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">765,983 </td><td style="border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">263,783<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="border-
top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">502,200<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:14pt"><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Less: Company's share from unconsolidated joint ventures</td><td colspan="3" style="padding:0 1pt"></td><td
style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-
align:bottom">(14,936)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">(5,412)</td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:bottom">Termination Fees</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,464 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Consolidated Totals</td><td colspan="3"
style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="border-bottom:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">753,511 </td><td style="border-bottom:3pt double #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-bottom:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">258,371 </td><td style="border-bottom:3pt double
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr></table></div><div style="margin-
bottom:8pt;margin-top:8pt;text-indent:24.75pt">The following reconciles Net Income to Net Operating Income for each of the
periods presented ($ in thousands):</div><div style="margin-bottom:1pt;text-align:center;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:89.732%"><tr><td
style="width:1.0%"></td><td style="width:57.440%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.166%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.629%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.166%"></td><td style="width:0.1%"></td><td style="width:0.629%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:12.170%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="15" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">Year Ended December 31,</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-
align:left;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="background-
color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">2023</td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt
solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td><td colspan="3" style="display:none">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">
Net income</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">46,581<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">83,816 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt">
</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">167,445 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Fee income</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,761)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">(1,373)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(6,119)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Termination fee income</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">(3,405)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(7,343)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">(2,464)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Other income</td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(7,224)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">(2,454)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,660)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px
23.5pt;text-align:left;vertical-align:bottom">General and administrative expenses</td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">36,566<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">32,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,319 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none">
</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Interest expense</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">122,476 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">105,463 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">72,537 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Depreciation and amortization</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">365,045<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">314,897 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">295,587 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-
color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Reimbursed expenses</td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">634 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">608 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,024 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-
color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Other expenses</td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,097 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">2,128 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,134 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Loss
(income) from unconsolidated joint ventures</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">2,796 </td><td style="background-color:#ffffff;padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,299)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">(7,700)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Net operating income from unconsolidated joint ventures</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">6,617<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,824 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">9,524 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-
color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Gain on sales of investments in unconsolidated joint
ventures</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td

colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(56,267)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Loss (gain) on investment property transactions</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">(98)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(504)
</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">9 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Gain on extinguishment of
debt</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">—
 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(169)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">Net Operating Income</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom">570,324<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">531,094 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">502,200 </td><td style="background-
color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr></table></div><div style="margin-top:8pt;text-align:justify;text-indent:24.75pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%">The Company's segments are based on the method of internal reporting with operating segments being each of the operating office properties. These operating segments are aggregated for reporting by geographical area,
with these geographical regions being: Atlanta, Austin, Charlotte, Dallas, Phoenix, Tampa, and other markets. Included in other markets for the periods presented are properties located in Houston and Nashville. </div><div style="margin-
top:8pt;text-align:justify;text-indent:24.75pt">Company management evaluates the performance of its reportable segments in part
based on Net Operating Income ("NOI"). Office Property NOI is regularly reported to the Chief Operating Decision Maker ("CODM") by segment. The CODM is the Company's President and Chief Executive Officer. Each segment includes both consolidated
operations and the Company's share of unconsolidated joint venture operations. </div>Segment net income, individually significant components of rental property operating expenses, amount of capital expenditures, and total assets are not
presented in this note because the CODM does not utilize these measures when analyzing segments or when making resource allocation decisions.The below presentation has been recast for all years presented to comply with updates to ASC 280 required
by Accounting Standards Update 2023-07 "ASU 2023-07," "Segment Reporting" issued by the Financial Accounting Standards Board in November 2023. Information on the Company's segments along with a reconciliation of NOI to net income for years
ended December 31, 2024, 2023, and 2022 are as follows ($ in thousands): <div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-
bottom;width:92.410%"><tr><td style="width:1.0%"></td><td style="width:38.674%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.927%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td
style="width:18.062%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.605%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.350%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.605%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td style="width:1.0%"></td><td style="width:16.777%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Year Ended December 31, 2024</td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Rental Property Revenues</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">Rental Property Operating Expenses</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">NOI</td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-
align:bottom">Atlanta</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0
2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-
align:right;vertical-align:bottom">309,807 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">109,534 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td colspan="3" style="display:none"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">200,273 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Austin</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">287,659 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">95,901 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">191,758 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Tampa</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">77,238 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,855 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">49,383 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Phoenix</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">60,397 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">15,801 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">44,596 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">
Charlotte</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">59,008 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,844 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">42,164 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Dallas</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">17,683 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,746 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,937 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:10pt;font-weight:400;line-height:100%">Other</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">35,144 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">12,108 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="3" style="display:none"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">23,036 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Segment Totals</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">846,936<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">281,789 </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">565,147
 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr style="height:9pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">Other Non - Office Properties</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">9,501 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">4,324 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="background-color:#ffffff;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-
align:bottom">5,177 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Portfolio Totals</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-
align:right;vertical-align:bottom">856,437<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt">
</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">286,113 </td><td style="background-color:#ffffff;border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="background-color:#ffffff;border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt
solid #000;padding:2px 0;text-align:right;vertical-align:bottom">570,324<span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:14pt"><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double
#000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Less:
Company's share from unconsolidated joint ventures</td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(12,069)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0
1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">(5,452)</td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Termination Fees</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3,405 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom">Consolidated Totals</td><td colspan="3" style="padding:0 1pt"></td><td
style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">847,773 </td><td style="background-
color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-
bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">280,661 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt">
</td></tr></table></div><div style="margin-top:8pt;text-align:center;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:90.029%"><tr><td style="width:1.0%"></td><td
style="width:39.726%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.957%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.247%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.626%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.569%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.626%"></td><td
style="width:0.1%"></td><td colspan="3" style="display:none"></td><td style="width:1.0%"></td><td style="width:17.249%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">
<div>Year Ended December 31, 2023</div></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Rental Property Revenues</td><td

colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Rental
Property Operating Expenses</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">NOI</td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Atlanta</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">295,255 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">101,950 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">193,305 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Austin</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">259,683 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">89,580 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">170,103 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">
Tampa</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">74,813 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">27,880 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">46,933 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Phoenix</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">60,540 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">16,363 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">44,177 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">
Charlotte</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">58,348 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">15,224 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">43,124 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Dallas
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">16,924 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,850 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">13,074 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Other</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">26,081 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,412 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
14,669 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom">Segment Totals</td><td colspan="3" style="padding:0 1pt">
</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">791,644 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">266,259 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">525,385 </td><td style="border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:8pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Other Non - Office Properties</td><td colspan="3"
style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="padding:2px 0;text-align:right;vertical-align:bottom">9,021 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">3,312 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">5,709 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Portfolio Totals</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">800,665 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">269,571 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">531,094 </td><td
style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:3pt
double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Less: Company's share from unconsolidated joint ventures</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">(8,961)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(3,137)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none">
</td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">Termination Fees</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">7,343 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">—</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr style="height:5pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%">Consolidated Totals</td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
$</td><td style="border-bottom:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">799,047<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="border-bottom:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="border-bottom:3pt double #000;padding:2px 0;text-
align:right;vertical-align:bottom">266,434<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="border-bottom:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr></table></div><div style="margin-top:3pt;text-align:center;text-indent:24.75pt">
</div><div style="margin-top:8pt;text-align:center;text-
indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:90.029%"><tr><td style="width:1.0%"></td><td style="width:39.726%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.957%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.247%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.626%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.569%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.626%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none">
</td><td style="width:1.0%"></td><td style="width:17.249%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%;text-decoration:underline">Year Ended December 31, 2022</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">Rental Property Revenues</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">Rental Property Operating Expenses</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:100%">NOI</td></tr><tr style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:1pt solid
#000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Atlanta</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">277,287 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">92,678 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">184,609 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Austin</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">249,790 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">96,984 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">152,806
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:400;line-height:100%">Tampa</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">70,991 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,803 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">45,188 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:bottom">Phoenix</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">56,413 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">14,869 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">41,544 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-
height:100%">Charlotte</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">55,330 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">14,096 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">41,234 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">
Dallas</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">16,736 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">3,846 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">12,890 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Other
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">28,682 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,806 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="display:none"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">16,876 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Segment Totals</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">
$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">755,229<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-
align:bottom">260,082<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td
style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-
top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">495,147<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:9pt"><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-

family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Other Non - Office Properties</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">10,754 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">3,701 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="display:none"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">7,053 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">
Portfolio Totals</td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-
align:bottom">765,983<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%"> </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0
2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">263,783<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none">
</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">502,200 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr
style="height:14pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-
align:bottom">Less: Company's share from unconsolidated joint ventures</td><td colspan="3" style="padding:0 1pt"></td>
<td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">(14,936)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">(5,412)</td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:bottom">Termination Fees</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,464 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Consolidated Totals</td><td colspan="3"
style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">$</td><td style="border-bottom:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">753,511 </td><td style="border-bottom:3pt double #000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-bottom:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">258,371 </td><td style="border-bottom:3pt double
#000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="display:none"></td><td colspan="3" style="padding:0 1pt"></td></tr></table>
</div>30980700010953400020027300028765900095901000191758000772380002785500049383000603970001580100044596000590080001684400042164000176830003746000139370003514400012108000230360008469360002817890005651470009500
12069000-
5452000340500084777300028066100029525500010195000193305000259683000895800001701030007481300027880000469330006054000016363000441770005834800015224000431240001692400038500001307400026081000114120001466900079160
8961000-
31370007343000799047000266434000277287000926780001846090002497900009698400015280600070991000258030004518800056413000148690004154400055330000140960004123400016736000384600012890000286820001180600016876000755220
14936000-541200024640007535110002583710000<div style="margin-bottom:8pt;margin-top:8pt;text-indent:24.75pt">The following
reconciles Net Income to Net Operating Income for each of the periods presented ($ in thousands):</div><div style="margin-bottom:1pt;text-align:center;text-indent:24.75pt"><table style="border-collapse:collapse;display:inline-table;margin-
bottom:5pt;vertical-align:text-bottom;width:89.732%"><tr><td style="width:1.0%"></td><td style="width:57.440%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.166%"></td><td style="width:0.1%"></td><td
style="width:0.1%"></td><td style="width:0.629%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.166%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.629%"></td><td
style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.170%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
<td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="15" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Year Ended December 31,</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr>
<td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> </td><td colspan="3"
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024
</td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3"
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2022
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-
color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net income</td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">46,581
 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">83,816 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">167,445 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td>
<td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-
align:left;vertical-align:bottom">Fee income</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">(1,761)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,373)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">(6,119)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none">
</td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Termination fee income</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,405)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">(7,343)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,464)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Other income</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">(7,224)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,454)</td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">(2,660)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">General and administrative
expenses</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">36,566 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">32,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">28,319 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Interest expense</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">122,476 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">105,463 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">72,537 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px
23.5pt;text-align:left;vertical-align:bottom">Depreciation and amortization</td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">365,045<span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">314,897 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">295,587 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none">
</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Reimbursed expenses</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">634 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">608 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">2,024 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td>
</tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Other
expenses</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">2,097 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">2,128 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">2,134 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Loss (income) from unconsolidated joint ventures</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">2,796 </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">(2,299)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(7,700)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">
Net operating income from unconsolidated joint ventures</td><td colspan="2" style="background-color:#ffffff;padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">6,617<span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,824 </td><td
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">9,524 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3"
style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom">Gain on sales of investments in
unconsolidated joint ventures</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">(56,267)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Loss (gain) on investment property transactions</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">(98)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">(504)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9 </td><td

```
style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 23.5pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Gain on extinguishment of debt</span></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">—</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </span></td><td style="background-color:#ffffff;padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">(169)</span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">Net Operating Income</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">570,324</span><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%"> </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">531,094 </span></td><td style="background-color:#ffffff;border-bottom:3pt double
#000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double
#000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</span></td><td
style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">502,200 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table>
</div>465810008381600016744500017610001373000611900034050007343000246400072240002454000266000036566000323310002831900012247600010546300072537000365045000314897000295587000634000608000202400020970002128000213460
279600022990007700000661700058240009524000005626700098000504000-900000169000570324000531094000502200000<div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:700;line-height:120%">REAL ESTATE AND ACCUMULATED DEPRECIATION</span></div><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-
height:120%">December 31, 2024 </span></div><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">($ in thousands)</span></div><div style="margin-
bottom:1pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:14.078%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:5.646%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.546%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.546%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:5.745%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:6.042%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.745%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:4.455%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:4.951%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:5.348%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:3.562%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.296%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.538%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-
height:100%">Initial Cost to Company</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:7pt;font-weight:700;line-height:100%">Costs Capitalized Subsequent<br/>to Acquisition</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Gross Amount at Which Carried <br/>at Close of Period</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-
height:100%">Description/Metropolitan Area</span></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-
height:100%">Encumbrances</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Land and<br/>Improvements</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px
1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Buildings and<br/>Improvements</span></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Land
and<br/>Improvements<br/>less Cost of<br/>Sales, Transfers<br/>and Other</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-
align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Building and Improvements less Cost of Sales, Transfers and Other</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-
height:100%">Land and<br/>Improvements<br/>less Cost of<br/>Sales, Transfers<br/>and Other</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Building and Improvements less Cost of Sales,
Transfers and Other</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Total (a)(b)</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Accumulated<br/>Depreciation (a)(b)</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Date of<br/>Construction/<br/>Renovation</span></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:7pt;font-weight:700;line-
height:100%">Date<br/>Acquired</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:7pt;font-weight:700;line-height:100%">Life on Which Depreciation in 2024 Statement of Operations is Computed (c)</span></div></td></tr><tr><td colspan="3" style="border-top:1pt solid #000000;padding:2px
1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%;text-decoration:underline">OPERATING PROPERTIES</span></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">The Domain</span></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">81,876 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">755,143 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span>
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">8,129 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">454,539 </span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">90,005 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">1,209,682 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">1,299,687 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</span></td><td style="padding:2px 0;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">199,744 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">(d)</span></div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2019</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</span></div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Austin, TX</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Sail Tower</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">64,301 </span>
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">514,276 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">64,301 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">514,276 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">578,577 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">700 </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">—</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-
align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</span></div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-
align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Austin, TX</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Terminus</span></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">221,000 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">49,050 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">410,826 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">61,628 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">49,050 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">472,454 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">521,504 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">83,879 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">—</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2019</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</span></div></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Atlanta, GA</span></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Northpark Town Center</span>
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">22,350 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">295,825 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span
style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">78,842 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">22,350 </span></td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">374,667 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">397,017 </span></td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">120,021 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">—</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px
1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2014</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 39 years</span></div></td></tr>
<tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Atlanta, GA</span></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">300
Colorado (e)</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </span></td><td
```

style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">18,354 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">278,905 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">(49)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">83,363 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">18,305 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">362,268 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">380,573 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">31,022 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">2022</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2021</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40
years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Austin,
TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="padding-left:18pt"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Corporate Center (e)</div></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">2,468 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">272,148 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">15,642 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">76,537
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">18,110 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">348,685 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">366,795 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">97,023 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">
—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Tampa, FL</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Buckhead Plaza</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">35,064 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">234,111 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">81,210 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">35,064 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">315,321 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">350,385 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">70,591 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">Briarlake Plaza</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">33,486
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">196,915 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">106,066 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">33,486 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">302,981 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">336,467 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">47,601 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2019</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-
align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-
align:top">Houston, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Hayden Ferry</td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">13,102 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">262,578 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(252)</td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">59,272 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">12,850 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">321,850 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">334,700 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">68,825 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Phoenix, AZ</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Spring & 8th</td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">28,131 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">426 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">301,791 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,557 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">301,791 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">330,348 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">73,571 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">2015</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">2015</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div>
</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">The Terrace</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,360 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">247,226 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">42,754 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">27,360 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">289,980 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">317,340
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">50,328 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2019</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40
years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Austin,
TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">725 Ponce</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">20,720 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">272,226
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">14,817 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-

size:8pt;font-weight:400;line-height:100%">20,720 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">287,043 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">307,763 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">30,202 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2021</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Vantage South End</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">49,723 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">249,581 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">49,723 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">249,592 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">299,315 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">861 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Charlotte, NC</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">One Eleven Congress</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">33,841 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">201,707 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">62,174 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">33,841 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">263,881 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">297,722 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">62,864 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Austin, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">San Jacinto Center</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">34,068
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">176,535 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(579)</td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">50,180 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">33,489 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">226,715 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">260,204 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">50,209 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-
align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-
align:top">Austin, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="72"
style="padding:2px 1pt;text-align:center;vertical-align:top">Continued on next page</td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">3344 Peachtree</td><td style="padding:2px
0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">16,110 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">176,153 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">42,804 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">16,110 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">218,957 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">235,067 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">57,415 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">Fifth Third Center</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">122,802 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,591
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">180,430 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">31,237 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">22,591 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">211,667 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">234,258 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">70,560 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2014</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-
align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-
align:top">Charlotte, NC</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Promenade Tower</td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">13,439 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">102,790 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">114,789 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:top">13,439 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">217,579 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">231,018 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">71,888 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2011</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="text-align:center">5 - 34 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">The RailYard</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">22,831 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">178,323 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">1,938 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">22,831 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">

</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">180,261 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">203,092 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top">24,822 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">—
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">2020</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">Charlotte, NC</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">3350 Peachtree</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,836 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">108,177 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">69,679 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,836 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">177,856 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">194,692 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">31,341 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">Promenade Central</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">19,495 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">62,836 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">106,878 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">19,495 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">169,714 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">189,209 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top">16,534 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">2022
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">2019</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">100 Mill</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,156 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">5 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">175,314 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,161 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">175,314 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">188,475 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,840 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">2022</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2022</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Phoenix, AZ</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">Avalon</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,952
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">73 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">175,935 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">10,025 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">175,935 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">185,960 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">36,751 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-
align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-
align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="padding-left:18pt">Colorado Tower (e)</div></td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">104,080 </td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">1,600 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">20,525 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">133,012 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,125 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">133,012 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">155,137 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">53,786 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">2013</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">2013</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 30 years</div>
</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Austin, TX</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">Heights Union</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,545 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">123,944 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">21,332 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">9,545 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">145,276 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">154,821
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">17,411 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2021</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40
years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Tampa,
FL</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">Legacy Union One</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">13,049 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">128,740
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">231 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">13,049 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">128,971 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">142,020 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,214 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2019</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-

weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">Dallas, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Tempe Gateway</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:bottom">5,893 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">95,130 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">33,845
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5,893 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">128,975 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">134,868 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">25,164 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">
—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Phoenix, AZ</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">550 South (e)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">51 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">115,238 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">7,939 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">51 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px
1pt;text-align:right;vertical-align:top">123,177 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">123,228 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">31,445 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">—</td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">2016</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">Charlotte, NC</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Domain Point</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">17,349 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">71,599 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,647 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">17,349 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">85,246 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">102,595 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">19,776 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2019</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">Austin, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5950 Sherry Lane</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">8,040 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">65,919 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">12,280
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">8,040 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">78,199 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">86,239 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">13,633 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">
—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">2019</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">Dallas, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">3348 Peachtree</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,707 </td><td style="padding:2px 1pt
2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">69,723 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">8,418 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,707 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">78,141 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">84,848 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">19,924 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">111 West Rio</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,076
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">56,647 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(127)</td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">19,115 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">5,949 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">75,762 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">81,711 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">23,540 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2017</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2017</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-
align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-
align:top">Phoenix, AZ</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="72"
style="padding:2px 1pt;text-align:center;vertical-align:middle">Continued on next page</td></tr><tr><td
colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">The Pointe</td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">9,404 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>
<td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td>
<td style="padding:2px 0;text-align:right;vertical-align:bottom">54,694 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">15,594 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">9,404 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">70,288 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">79,692 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">17,295 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">0</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span

style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Tampa, FL</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">Harborview Plaza</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">10,800
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">39,136 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">12,913 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">10,800 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">52,049 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">62,849 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,193 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">2016</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-
align:center">5 - 40 years</div></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-
align:top">Tampa, FL</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Research Park V</td><td colspan="2" style="padding:2px
0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">4,373 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">801 </td>
<td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">43,945 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,174 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">43,945 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">49,119 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">16,976 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2014</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-
align:bottom">1998</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:left;vertical-align:bottom"><div style="text-align:center">5 - 30 years</div></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Austin, TX</td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Meridian Mark Plaza</td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px
0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">2,219 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,717 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,219 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">25,717 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,936 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">18,704 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">1997</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:2px 1pt;text-align:center;vertical-align:bottom">1997</td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">5 - 30 years</div>
</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">Miscellaneous Investments</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,318 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">69,780 </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">33 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:bottom">2,486 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">15,351 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">72,266 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">87,617
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">8,598 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Total Operating Properties</td><td
colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,882 </td><td
style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">758,728 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">6,067,261 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">44,627 </td><td
style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">2,542,232 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">803,355 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2"
style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,609,493 </td><td
style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-
align:bottom">9,412,848 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-
align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">1,627,251 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr style="height:6pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr>
<td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">LAND</td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">South End Station</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,134 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">28,134 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td>
<td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,134 </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-
align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px
1pt;text-align:center;vertical-align:bottom">2020</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Charlotte,
NC</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:8pt;font-weight:400;line-height:100%">887 West Peachtree </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
26,312 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0
1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px
1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:8pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-
align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-

height:100%">26,312 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">26,312 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">2019</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Legacy Union 2 & 3</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,724 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,724 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,724 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2019</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Dallas, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="padding-left:18pt">3354/3356 Peachtree</div></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">21,509 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">21,509 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">21,509 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:top">2018</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Atlanta, GA</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="padding-left:18pt">Domain Central</div></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2019</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Austin, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="padding-left:18pt">303 Tremont</div></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">18,779 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">75 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">18,854 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">18,854 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2020</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Charlotte, NC</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Domain Point 3</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,018 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,018 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,018 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2020</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Austin, TX</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="padding-left:18pt">Corporate Center 5 & 6 (e)</div></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,188 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(13)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,175 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,175 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">—</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">2019</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:bottom">Tampa, FL</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Total Commercial Land</td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">154,664 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">62 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">154,726 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">154,726 </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span

style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-style:italic;font-weight:700;line-height:100%">Total Properties</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">447,882 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-
align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">913,392 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">6,067,261 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$
</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">44,689 </td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-
weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">2,542,232
</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-
height:100%">958,081 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">8,609,493 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">9,567,574 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0
1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-
align:right;vertical-align:bottom">1,627,251 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr></table></div><div style="margin-
top:8pt;text-align:center">COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES</div><div style="text-
align:center">REAL ESTATE AND ACCUMULATED DEPRECIATION</div><div style="text-align:center">December 31, 2024 </div><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:10pt;font-weight:700;line-height:120%">($ in thousands)</div><div> </div><div style="text-
align:justify">NOTES:</div><div style="margin-bottom:8pt;margin-top:8pt;padding-left:31.5pt;text-align:justify;text-
indent:-31.5pt">(a)<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-
weight:400;line-height:120%;padding-left:20.41pt">Reconciliations of total real estate carrying value and accumulated depreciation as of and for the years ended December 31, 2024, 2023, and 2022 are as follows:</div><div style="margin-
bottom:1pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.404%"><tr><td style="width:1.0%"></td><td style="width:33.181%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:9.229%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.548%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.229%"></td><td
style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.548%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.229%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td
style="width:0.548%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.229%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.548%"></td><td style="width:0.1%"></td><td
style="width:1.0%"></td><td style="width:9.229%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.548%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.234%"></td><td
style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">Real Estate</td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">Accumulated Depreciation</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-
align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3"
style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3"
style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:700;line-height:100%">2022</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px
1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt">
</td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2022
</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Balance at beginning of period
</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td
style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">8,392,111 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3"
style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">8,087,846 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px
1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-
align:right;vertical-align:bottom">7,714,382 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:700;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">1,329,406 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-
align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">1,079,662 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid
#000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:1pt solid
#000000;padding:2px 0;text-align:right;vertical-align:bottom">874,988 </td><td style="border-top:1pt solid
#000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">Additions during the period:</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td>
</tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3"
style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td
colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">Acquisitions</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">877,881 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
—<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><div style="padding-left:31.5pt;text-indent:-13.5pt"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">Improvements and other capitalized costs</div></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">345,775<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-
align:right;vertical-align:top">350,654 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">436,201 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-
align:left;vertical-align:top">Depreciation expense</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px
1pt;text-align:right;vertical-align:top">—<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-
size:9pt;font-weight:400;line-height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:700;line-
height:100%">345,738 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">292,433 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">267,411 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3"
style="padding:2px 1pt;text-align:left;vertical-align:top">Total Additions</td><td colspan="2" style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">1,223,656 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">350,654 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td
colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">436,201 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">345,738 </td><td style="background-
color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">292,433 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">267,411 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Deductions during the period:</td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt">
</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td
colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid
#000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid
#000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Cost of
real estate sold</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">(3,700)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
—<span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%"> </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td
style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 32.5pt;text-align:left;text-indent:-13.5pt;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-
serif;font-size:9pt;font-weight:400;line-height:100%">Amortization of right-of-use ground lease assets</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New
Roman',sans-serif;font-size:9pt;font-weight:700;line-height:100%">(300)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"
style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">— </td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3"
style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:700;line-height:100%">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">
— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr><tr><td colspan="3"
style="padding:2px 1pt 2px 19pt;text-align:left;vertical-align:top">Write off of fully depreciated assets</td><td colspan="2"
style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(47,893)</td><td style="padding:2px 1pt 2px 0;text-
align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-
family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(42,689)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-
color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-
height:100%">(62,737)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-
color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(47,893)</td><td style="background-
color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times
New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(42,689)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0
2px 1pt;text-align:right;vertical-align:top">(62,737)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-
align:top"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Total Deductions</td>
<td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(48,193)</td>
<td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-
align:top">(46,389)</td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top">
</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-
weight:400;line-height:100%">(62,737)</td><td style="border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid
#000;padding:2px 0 2px 1pt;text-align:right;vertical-align:top">(47,893)</td><td style="border-top:1pt solid

BMF'@MZ>OTZV/H!=OY'JA/P+:;=G MVNV9OI,]4_N+RF3KGU2V;!TN&>@4BA">@7;H|WY?V>^|39PK.^=WINFG/4 N MO%C<7&W>RSX);R.WP|-
+W>^D18UP(E,S3#W8>X&VQH;WI,,7;TI^-WEJO#&PO=V]R:W-H965T7=NYBJ ML;$-)(0D5!D#B;C6QK39ITU5NQ^/UFV[??[HD5NLS29WI|W6U/#-LK&;O(5?
M[>J1VUJ3%_32IGIT<7;VS:--7M9'+WZ@SV[LBQ^:KJW*VMS8S'6;36[W+TW5 M['X|.C_2#]Z7JW6+'SQZ|<,V7YE;T_ZZO;'PVR._2E%N3.W*ILZL6?YX='G^
M_.7Y=_@"/?'OTNQ<]'.&J,R;YB/^'2&$)G*+%I<(H?_[LR5J2I<">#X M718]|GOBB_'/NOH;0AZ0F>?.7#75?|JB7?]X].PH*|PR[ZKV?;/[V0A"3W&] M15,Y^C?;|;-/8<=%Y]IF(R_#
[YNRYO_S3T*(Z(5G9R,O7,@+%P0W;T10OLK; M_,4/MMEE%I^&U? '0I7>!N#*&D_EMK7P;0GOM2]NKW]Z>_WF^NKR[8?L|NKJ MW:]O/UR__2F[>?>OZZOKU[?
9|4U3E8O2N(<_/&IA/WSKT4+6?LEK7XRL?7Z1 M_=+4[=IEK^O"%.D"CP!0#^V%0OOR8G+%5V9QFCT^GV479Q=/)M9[[+%_3.L]
M'EGO&;_>SEWK05N^;|AC'F])|/KH0@]=]M|87X| AEQQMZ9 MHQ?_^-OY-V??3T#[Q$/[9&KU%R]S5[JL668WN';=YLC70T#^@66>9Q_6)ELT MM0,Z%'EKBFQ9UGF]*/,J<_",
5%L75;6BZHK3-;"TSE3C];"WZ^:S3:O]UE> M%UD)'R>K;7/;UL:Z=;EU],1NW535_J39U?"MZ^:N+,KF*D$V:)^RCO:%=TX),05MRR@[@F|$0<++ M%K@'"&.
[5CR12[86"%!N*]A]90"='%# [|U6]D8Z_%J7^-LM+NJRXW_|[=G% MQ=GW/UU>WM"/Y]|_S'(@&JM(_]8;#TW$E;!&7>2VR%XV|"^^?O[M]V[H"0"||ZY= M-[9$YKDS(Q3*M]NJ!
3G^ZQNZE5S9VR-1 84X=^R16D3Y.%<@$%X2UA][&3@ M9-$0E>V>3P9I>CHA64^]9#V=%(FKQK795;X%?*KROP3&+'ME "H @JT',-[E MIK&M?
#TD=E^|Q_,,/W1@W2KBW;;)ML#;-=!Q!J;E#FSFEGZN3.[H!P0#V;NU MW8+(G0/IP$3;=C|3V<1/%[0L$!*^<4U=FXJ,(WY5E(!4"UP+2,&KO|$O+NM M/UO=$:F-_&%-]
%L;4$_*/BF0"G-|J(HF5BQ_(>G|-! E U@#KC]WL&'RSV! M[9RYU[YD<@L$%H3=@I^ O-9M.B:8^03>"8#0P18H4 Z%@;#L+/Y'K&5LV3"X M'C#|;A*R%*'.&18#_PZ0NK.6 7-;X!
(0&"4GX#,'>I4@)/4>]B7E",0#4:J; ML:H01N#*@ U..&99C>VX-6=IXG[W/ K&(!.&OI .[RJC,$ MQR=0|MZX|.I> |X;"S(.SX.Y^-#P$Y]:7 ^1AY]+E !<&Q5Z#8 DUNBW!@B0
MW<'SP#HQMP3A0OD@UN'#T6<'B=@@!7*_X,G$20R]/P.2H%(D99>U^2?C1-2! MB.!99TC-G.2=.![YHV&B=W4#|K!%-;M%[<3Z+WT-(A M[J7%KRJK)[Z0D/K@U(=? D"-
?'9RB43|X(?4" M]!]$(P([@UJ$-3I%G'.ZFXSYQ-9 ET:ZR++ -**VHA.QK^_ Y&58T+H+9 3 M1!RXAKE0Y()5O1ZT?YDWQ1>[!-Y.F^]J?_I#9O^^[S[/_&!#%.PQ5 MP8]*9%Y8D5B6?
|E6MNFV:/Y*)EE@062)TNE2XI$[6C,HBEC*P|^'"ID)7>$_ MX) 7HE'A>):E!>YWK=FRDU:26B>5C$YA XN]@*WVWBF|K"7[/R7L!>[-7.3 MK4U5G B)|'<(*OYCUU>F=EGW.]55]
(79,WA(>0!6CS:+3|D;'^3GMQ3MV#34A)5X03F^;PR_%G8>U?",K26F#Q5G^1_[*+E M^,WXI Z) U(&Q,6' M-E58,GS|*_A _%4)-Z9']3T8$UZ5/8B8V4M^U [X[Y M%QVB'?X#+E$"@%
<+CH*D)2CTA2%]IG'_#-D&?GC,U((% I3TQMAZ8N8I#B3+ M[C0>#%$8,AMI+7S2!Q^XJH@6,-II=@E8#HAOW;3@%9E6G8D4D 7P$FR;LR=] M#_$@+B>W,YQ"7N?57E6";#OPJN?
Q 2EE;Q2!*(%#($*N"_W|L-'%$%! M#(@NKUEQU+G(W3I;5LT.@=C,25;$FP1M!<#M$2U|#9W95@)-C9;R&#H$Q9!7 MK?8I;X,7B|1 JD7A:@^536X_DO@FZ"_69-_E)7Y&Q$:L: 0.1E-
@U ",]+40 M"R?EQ6J M1|$E,EN1F]Y|9(Q/L_]0H(0P&$.+Q,M,<+6XD&BL0> G08H$2L@8W=.7034 MR.@S+X9PYJCA|,M@4UVS0>?KHZG*=8/<"(0'HP B=8)BE;Q$SANP>8-A".4N
M2)_*,<]C-.DKTI/YGG0 1 (P!BJH_BE#4 M#00Y"GXF[09L#"S0&?8AU*4+QV4-5A/(M51_;@GL|Q9-6III]&PV1)F@]XDT MS-$ _I]G!5!)CJ=09N-*$NEHD4/F7;$"AD?4;5>#
*>R"]RA:2|?ZLQ"F$3R M#M#A 7-|D[68!UUA/+G"% FJ0-8FI#E]I-5:BA?H=,C;2+4&TFK1:HBINJVQ M7Z6D) 80735XG@_<5$KJKSS&Q/^=.#D@ ,D4V/_(>@QI=UI1OH/3H),;.!7V
M[9C>7E(;Q9O>QI5ZYBHFBX:^/J["K +66U!|E,"|AMHQ?XB>(1!8P< ?X.@9 M]?)%O'8(,2G?%"7IMFGZ@7S%V5]VFG&N99/OU9>-#!J0WJXX]:QQJ6PIWBU3
M9>_CV&8)+$P^#SA4<'8[DW|TM>0(@W|"|'85>Z#(/W=ET9&(QUD"E7R(]8MR MN32D6LEP8/2&NA0LF5ARL+AL:VKZ$M6FV6PK;[W%=2+30[*YCX#QVTZEQ[_U
M|>^WDS'L98CN$3O*H;QFS_>27-"AL/@KEWR>G*1!N2+O+.^[WF&A7E0JIYG4 MCR31BZ%%GF0MO/=!BI)L]+P#[Q3B&.|J*#!^"Q%?+%ZU.=E|K 8!@,U!F,01 M,;JY5LM4N595(Z
EY0!|=X< M!K3UMFL)|SS =&=|:H.Q;%:|:&2_ &J40%O.NY9<%]HP:&STL]&+Z5K8X#1[MJ64+QG$1JJ0']4Q-:B!/7-Y>9<_.GLZ4>RKDGB?3&;X-; I_-AMX-&J9))C*LM7ADR^
M6.O.=7@&3155UO!|(S;3QF"66MY4S;!@N4V|Z"G7!(+-3]VZIS9LL MFN"?:",Z*6MZA93/$/*O(QA |WDRS+#NDECR'J*:NT;$Q-?'[7Q)C$VPA_4S M,+'E.LPUI!N'#+DZ8G/A9=1?
6/SG|NES<48BHUL7O=(%?2(:]WZT3&CH7",I M:$HUE/4)F.2%X0R"B_V@P<*)YCR$E%[QY7-XYD1<,.IRP(8I_4"6TCWN^18J M9 1?WJ(CT&-)X>85-?&;:&3V8[^{8}&.),HE1|R2O<)
(UOD')?M(+0,YA,Z@ MF@)TCRCF7_FFC'2CJ3,;)&4NN(6"-S($:P4J2FCH*A!80Q@')Y168(<8] 2X M&-&SJ!#*FKO>1@!F Q = *"7T!^I! XT^Z@J|DA|IGGI8F"E"P(5LVQQO,BK MA?
C0G>-BOZRLF0^"|Z&OO8E'N<"NF':'C3''Y4,MWU!/$WJDEAQWSCJ"4UR@ MKG,=Y9%8 S)X _$XVB"F^W$)"V_R.E|1/7T@KED"!4GV0D7H4PVT)R-$!/7' M0YTAG(/#/23M
%3(Q5BV48EQF6I0*0?U@/7A#V(DBFG#/4NL6%4EWU^.)'%* M6HC+OS>Z X>/.#JG05F%Q5,!4/I6 M7!O,A/U0_R;NQ<&H[DO62T.YEYA-T85<'=
(V4LR""J>VG_E"XKS+^;W&)IA^0'VZ-J/'R2N!4U MQU@N#?5=,|V1:,4J|$_J")>1,4 13NTV^P<"B1 OI,*2IJ+QLIX26PH^DK2F$["&,; QS"OD#334C/YKT#SOU)=9[C%V4J/Z2E'"]
M!%J!?(QTQJ4]861,5#(2T02:_=85J]#Y!0XA]K=*R8$5-V709+^,6WT06G&C MI,|,#K2IL-%#&:UBUXG;8?$PMR;X5ZWMQ>;91;[0O MGM'&@ &WLJ*VX,>C-("7&_(?0:Y =>_!D>#>2[
%.,[@OO>Y18MVWL6,AD>, M4!|N1LZ/+*%+2KP_R|@[8.L5'U#NQ%+;F;K@:&#+W[N2@][0VD;GY$Q@'V3$ M(!GL-+,4%K]U3L-9.?ECKK,^I,X]$%COR5-ISJ=.?-8#7-
CP"8A(O1_R7P>Z M!X(.CT4ZE4SODB3R*8WC&8^[Z F0-JIH T$%,*CQ =^3@X|EHA7JF|F2U* ! M_J|MJWWX#Q%'7!:TH|3IT[K)%[GRZ!Z$'4="D1 MFS^EW(E%DE@B(!QUP$7-
5;/@TW")"11I:E^CWO>J:A9D&41%4E2&ZIC+H9_I MO$QL4D E9@XD*;;A1/V*F->?FWX&'251^OB"7(?>@BD/X; 2G;H'QN M;"#U'SR;!?:=[Z7?BINZB!DQJQ6!H#G^|::-
M(H_FNG3&&W$..YCZ)$(I#,^-!-1^ M#.+.3!K[-B"!-*<2VJ)0E|XXC!ZKGU)Z'E0I=QJ =%/DV&N(]N&X+-17@%0, M%*T=K)0UI':8R44?
5=@*9^JF6ZV9UU0J2"'&Y4UBBY1BDF#W#D=Z;D?:88>< MH<BA)[Q1_S?UW/[!VN-$ M6/:=#|N^FPRDWC:U.#O42Z&>|%!$]H<62EO1@SYSV=7-OVX2FW2HX+R+".J5
M_>2P@;*1S%F@6[BCTPFLZGFR:!8='T71>&|TITC"9P&P9LSQ2;:H|LZ9|;2X M3);YY=T:55|B)=Z#8|WK3.AN7YO4B!.F=5,C !".8]1=I[145-V7X1J0Q"1F M*6.MB*
[RGB*'GI^6'SZ+H%I2+#7XLV.U0WE%(".E.2T_(15OSO1S)_M74_8> MI%(3GY*:33+.[8#"]1."#Z+78'5F3')%_3844$.(1CT_/J">Q1C/.&-&()/. MQ/Y;G-9IF|7'_L0B1M-IJ/0 >
[|J0YE6T);4ON&;M,BEQ:,#.HL:H*:SMS|;ITP|(/=91&'U?KD2B]KX-M/4P8@TV|6B,S/T|4%>. N.EY&K$ M*58OKV7_C'N1FS%@]-BC*;Y[J|SSLS#"?#:IZ]Y+DO$]L"Y$K&/C>5^^"OQ,
M^=8;]:SEF5YS@N4W_LNQ:)1GE^0L>:>24AS-[_HD8)SZ"]EB36&_ V,F2W$W MD8V*8NB,[W@VEK*KAU63H79PDSQ!3(V%&&GR M4W.=?
3XGN4D6|8201DNO;P['/):4'>@332AU/02@;T"+T2O,4K94S)*7EAUU M4|TQV|$)(JG?4#L'C;_ZVK,&3F@EZ5%R:]38:(E#.&WPR*-SUD/RB0WUC"?.
M*POGKL$=CO[E$"FA[T@IPUT81O"PV(CKN>.P%B,I'=51":5O*HA^;+1Y,9_: M#Q-I.LW-X]X#G!F1F6<(+(CE$J@%$Y$62'Z #[_OWBXMGIDVQ3@C:50.#O MYT_.3|_THWX=*:Y2]#
<7%3R>"0&E|(H=8)ZN"*,5|-/%H7= T@T0Q3#.X->S M&#Z&^?ST8ASDH"!C^JQ-6B3Q$X@3-#O-WA@#SACB.ZJ:D];<$+VD=>2EH1H_ MBB_.&[IE:=+D"=@!*@I39G)>E2NI38:
<=J2SU1JX0[DY!.H0#BXA:,V]%|), MIR-8$S/(/J,4RMT|!-ZOR*&DI:G#**>C"CS)V(3LRF!2*IH"/VJYXER_LI]<2J&=!P?I)5JLS"6K@R(YCU(RWH V#57] ZSQ*?93U1Y
MJ..4O/<2/D2%FU%VS*5XH&TMU|NI//8,:5D _G0W1ZMXAP]?1?GQGNA MLRYPT-2'149^6:) ;,=GMXU2ZB$Y/[+BC /]D3>'AO^HC]AF&QH6D$L#L)]
M(DV<9/:/K0A8J?/@"6.OVMS$VHASG,Z,+XE3OB+2A0ZCQ"G-/C4Q3C-W6$BH M]GV.BP__Z^D-T M$I3[0#92#_^J*8@>Y]|]^V9&KVRX8;YW:8J)[D5IDM9AVF*H+57SUJ@SZXXS
MY-RWU=*LNQR<3|T#U!1"L:(E8,!^Q]?"(!PS38-10(EU34Q/4NLG3<.2*>J$20)#Z(%K,GHMSQCIWNY,T2*'J2L3_$N@$4%(1J>*.5D9-EMOF<5 MOJ-ZT0I|"4F_F$|R8%8)CY%*
M<*%&!%KK1$#%AEE9UCUZN8 U.16GY&!<)T' M9VX/[6QAR"!*ZD6DEAVD_T,<"1|=2E^:U :DYSF4:OFUT+-&2=TB.H_^B5%D M@SMF)Q(G<%.(?T5W/.X<6PY.
[_*|+'_W$$>RTD,*G:|1$E2_V?F"(P/OB|PA M[0Z?&&D"& -G4E+#/7OGDQ?CO7B%[8/;^=V M^594=&QM>P_(Q5LRWYRM3<'#:^AP)|UFVU:;7U#1,JC:[2JSR>RJ6LP&[P<9 M--
"+ZJ3+$IPJ7DGT4I2?TSMIB+%7UH@;@$0#H0UKRR-1VP$PGW@FX3Z(PPB1 M9JNQ^|^YSGR6THR"S4E1H*H&NGO M,D,9IL7H]ZCYU_L1>%@<'BF*[,P'N$XH8A?)*C+H3$)6:
<'H|4CEN,XQ*K M^7*Y1O|A"]A M]',YFH3G=@)MAU.0Z^@*,P:-1Y(@FJ2;,.,@;X!;AIJ45'W-#?Y*B_;:U_(J-|-%5]4T7RMTV'B0S%,^6C27(2+3L^GKRA]K0UD8(.R6S39
M@P;B2Q?)WH8*%G[HG8%R05F+,&^!SDA4[=*^6KT)2&M[&HK1M&_(H!W?Q7Z-!TW6MK4&FZ/2+KSGT,L4.U?NI[O7:5)I8/7XH=UC=PK568: M)9EO[R^T6(BV!=W49$8P:6X"F
!"' &D:D]J/ MPV%(-Q&%K8TE1Y-GLWP6FO0X39)'E7#:!"Q96^EU;]Q,)(X_>|H'7,> 'A^] MO_W5'=%UMCN|^2EW2ERV6&2ZBR@7|UJ]9XZZ;K3-
X0:OP]*;#"H,FW/G!;G"D=Y9L85[_Y,%24*+,4P>T&.0S3.#/G9B],,<>5623K2 M.S]AGJ"L =LQ==CK#BB'OM)$5BP,[|L5N]$C<;S8|#4P/M2(AI3B5*?324N8;B$+DDSA0.8I7;:5Z
M8QZD9ZCT)I0=@IFN4?.!I[^KID8MQ+<7R?7O[J|@RAP|BA 0$CZ'C3]^1^#ZH%UQ_$+ZO6"&% M*EQZ<3Y]1<6K?OG]#3K2_Z9)V4$0__ARB?=&=BDX[6-W9)/S/'1/=LQTRZ9I
M(9;B/J:*_:X5AE R'[6^1MJ?EP #[.IIBNV"3X_H9.5,ORCEWC9P@]SAOK$ M]+Q6=NP,36^;[.G#F8*7+N/8X9RWDO@YC,DHIQ16^N[AS/>@,$P'<7-X^/Q,
M[CM/VBQHHP@3&C_[#"I|L4L1U49[T]4D4P&N)P?7O?.%0:G$X!X4M1]NJ-C MTT#P3L'(|2!Z.3IQ1AIM4 M:5,U%&8$0*C]$L_GJ1^/1=5-%^Q3&#?
N("TR+'E#8(|Y+GTR..OW+||UJ; MYPX!8Z=:LQE.;DZL,_QF1#XGG[V3U0SD+%>=2"Y^! M.L0[H1;H5^%< HVF+C_-L@|YT&D6-;RPUTRZ+R2KDJ]Z|^CQ#
!/TO@KE'G@B5;XN<&_T,.Q MWUO0P7=EA8H|S3JS'YK,&R5-"DL=.53.|=3$ <+<1G|# 4/X=Y[J4AT_/GK[M[OH(C-D[/BC?AP(?M#20!).^C!9|)<.%V2^@02PL?/7NU2|0WLWW
M"I/DF>!C#5L"2^*?DZ&+5=A1I+5?TTPSFA &SIYFKY')9#G-'3IVI9,>B] E MW*|5/8@ZT2>GR^(9W"'Q?A3]W:2-L2OZZU".L^3|)Y3|IYG^!:I+_KM+X7'^ M|U6_Y':%#2256<*K9Z??
@C]M^2]"|2]MLZ6_P@2(MLV&?EP;Y7OP_4$L#!!0 (,:"1EHW|XRM.P0 .<(9 >&PO=V]R M:W-H965TH2T;AU?70RCN!;QSWNK,&Z|E:RD>[N2^F7F)H<#<6 1&GV>|02$L M$-
%X.F!Z)Y-6L;L^HG]VOI,O:Z;Q1HI_>&'*J9=Y4."&[81YD/LO>/ GL7BY M%-K]PKZ5C4<>Y#MM9'50)@85K]LO>SG$H:.0!6|H1 >%R/%N#3F6M|RPV43)
M/2@K36AVX5QUVD2.US8I2Z/HEI.>F3WK+R< 0LKT? MY >4ZQ8E>@,EC."KK$VIX:XNL/@98$"43KRB(Z_KZ%W$6|S[$(<^1$$T? *U9JY,M;G*+|/NBH1-E)0 M^_%Z"|;F^-
"#_#MJ,'3-.L9,QQCT+H#342EWFM6%OKR")>,"5G*/"KZQVE#C MPI*:O;29AQLAM36RV*F|I%Z!A>(YP@4D4>BG:4*K.,K|) A^|N_69H4RCM6: M8&W&?]DMGW9,(7RVKU06#/V
$;QV'V_,O5(QW/J%:)Z4S(EI"&|7SC,*0 Y M:|/)ZBVW46!:H]'P5X.*;HAWH^BU4X936(AS2DS3$:VB|=B/@P3NR=^C*GDK M*73J"')?_]$(J@L02$8I[FCP]2IRWW M#/TH# MLD 9#Q+
[#1,_2U-:C?PL(MLK::@9:V)VB)TK/X4%]*)+&W@+05FWQ9+Z<9PZ MZK:,>5I#Q^)TP*.B4)]NY]ICVCO:U:A79FV:R[^(!! M5=G&"T-X1:8T;)2L?NN.@DI5]QW1!W0O@
V)]:4YUEMCZ|TGKKG8%1:_JY]+ M3?)DYF(T#EW]6@|NAJ/8;GQRBYB2"ZP%E:?2[#IYBI3N|?HBW?P&HE;>%F%(Z69A/:VJ#(?%*IPB2*
M)F$I9!4L9G[OP2QFNG%*5OA@P#9E*1DQ9>RST!$V1X1IAW/5XB0OX,0)W.O*%19NJPRS_P%"(M4S2W;,KI*CB#>8 MGL$P'D 2):,C>,->Z=#C#5_^XAT>1:^+]?
6&7H,/PZ);"%&AR&X02YM+5*< M!]0!%LUO#!9O7L63Z.T1@J.>X.@8^F)%#9Q#,U M@K- [_ASC48X66W@SNBFRJ 5-H#EZ@FFH^20K*.%#|OZ4B#D6E'3 Y1I-_QP&U"6N
$&,4EVE4DF/SK%$S.(^&Z<]68-*,,]] M?*"|-24[2:4DCXA4FTQ4*;;XR]4UGRB$UQ(.+ M|907$T@&-![9/&YTB6SM-7KT&PTLLPKE2),HJ@7EHS+8-CW9X]ZV%>5%5SBHP93
ME273KV,4:CL(XF!_,.?KPKJ#<-C?L#4NT/ZY>=2T"P|H&2]1&JXD:,P'P2B^ M'G>(OGMEB$%P%D&'.*F'G:OL5=_YT'5ZJA/%?V-:RG5X M:66L*G?*Q*#DLOZSEUT%>] M-
I'CTB5E837=F$Z0YY7",G'R#'"=PK:0L#4YEA]AX@))H'KLF>ZSCY%'&":0O:<1.2 M*.E|@M<^^-[V>.V/?)?/:"Q5F#5-& D!#[9 #4?"|,]H9:RFTOGW5 !J^,YI
M>/>Y%OW]"OG,@W_D,?;B@YYE5 D'E[QC?29@C M$S UEEF$":[L*>J?@R|+I-*VC OC|"DL!ND)$BS6L!G! C|RR[P@90C+%<5P MGR5@&MU=K@0]?P,79Z1%>*HR3&:F<0WTG
0A:L*^85J_L]O] G&[U8G@'&YQI2OJ6,ZC M'IG/>&7^W|J,F>*9"T%6EK.?K<1)L]>+Z-?J=<(H3E2GR[]/8+6OFE$4P54KZA'61;OQE@F?!>?293.)O_BXS='7HTL;91:> M]X'=|P?
MXLGLS^ELDDPJ*F^4P>+A=NY;8JU 5#L4L/.6=]^54,XUH6TT5SY- M JD1Z+>"LEL%I=)V3=T?A&+20,$R DY5N:**S A<,)EZZ+.XF[0NJ04*X;OY MZ7IK>>>G+XXDUNZQ+.-N %"!
[;JUTSSX2NONN2M*S'.:%)!K5;[A7N[]MH56 MU;KPB-^8].507W9APUY5GK=./>KPJ#.7J-=^_AARL)*V;M*'T|.(&]6=_4V|
MGH_W3*|YA4A@3JI1Z[(;@*YG3KVQ:N/[_(I*6Y5^6="81NT$Z#Y7RNXWSL!A M| __ U!+ P04 " #&@D9:H|^9_AT& !W#0 &0 'AL+W=O./]QN:.7,:I$FV9?|FF>GY>BVLT%;-TE>L[
M^?Q)K/,)C+^)S)7]I>?U6K=&DY72# 2+K*B>Z?=U'7YE U]OX!9W%G%6RFW??: M_=ZPW^UM@V?]>3_Q=_UM ME>D7NA5Z+J?4*9Z$TN">5I064_HLLT+3
^:K4BCZLS56N@2A_GJK%%4@_^U M1F2G:IE.Q'D-*E*B?!*UBP_O6.A^/)*&OTW#/^;]8@C13E>Y(#FCFZQ(BTF6 MYF288?,8E!DL2YA:1@V9SI -EMX7$UDHF6?
35(M_I_M6CL=1C.:"9C*'X+/B MD;*BZAU&A)7VLQ|(.]O"FV[@+;?PT@-X&O[:0_[:0 MG]:03|A V |,Q_D*U,/ NMO!TX;4A(V9SO%^W9U,V!W"I519Y09|L)# /[$8 MBW++09L
!A[5WU=!Y$K!IAHG-+R_O6W=_4']&[KI]%J]=J?5I4%_V!EU^CT: M26T.1"D!ME63;I:.L[S*O[*L^5F_$K-LDNG&IAZ_J3VR5D LB..C_E*4J NR M'Y3H[Z4)=$JMVW:?&'?
IRX@^R7R*]|JA;K=-[RGRG23V,8A=)TS,@#D|,$_N MN $W*SPG|EPSB)W0-Q;F.8'KF8&/04CM,GW&B4RI*Q'Y=VH/.I5[EC@>WG.X MF)U5S.9EOPUGD 8'X2 MD!]%3A2[A$A '! /F
,;|3!R?-]%]! H/&*!ZWA1B$(@._1J$LH"^JD)J+(M5@OZ_%"ACD,G8!%91O*/Y#EQG&QG,0?&>#MEH1.%NVD7Q#BEB 4TD,5$'). M (?CU^,!P!,SPSBP!I]|)_88?J/8UCQ$T7US"D&
<.+%KRN|E6,-#,_)BQTW, M 7AA["0L-J>%K",W,H<2 +$].<8XT 6VA-"-$E2(Q]1|+?'!RR$!L# MQ8&& M|.$396G'$[E OZED=:#)]6:R7Z=?T.2>]&1%4'A;ZQ/"PT:[[$6DI8)@S!9
T#5X$A)A=%W4S] MF$P3W$S!!A;Z]*F#O!^RB9;@>QNM&Q1^PQ>.8)LE0]W01;Q@9S)%1(|**YBO M=N_UGYT7_KI4S#9I+|!A&|IPT^IM_S!-RQ"LCH[LQ0U#)YQ+8)N'PR/33^IH
M'4G8L"SD26)Z$GCB;GK)VTQ9;KE/|_3)=(T%/E|3VPGPT8,.=_IW:+S2MOT4 M4D/[FI2V'|/E!WW+4W;+Y$L4>1#|B&EG&R4_F&64EJXJ|K:G/:6 MUJZ.!P.3+V65F2.UDC7NS)6N,HN?
>C$P*RVSF3M4E0/?|Z)!E15U;WCBUJ[T M|$2M;5G4|DJ#65=5IN_/9*DVISW>VRY<%XNEI87!|&25+>1$VK]65QJ_!IV6 M65')VA2J!BWGI[T1/SZ+2-
X)_%W(C7DT!_)DJM0/^AC/3GL> 9*ES"UIR'"X ME9]E69(BA/&SU=GK3-+!Q_.M]M^=[^C+-#/RLRJ_%S.[/.TE/9C)>;8N[;7: M_"%;?T+2EZO2N%_8-+*QWX-|;:RJVL.
(H"KJ9LSNVC@|.I!XKQSPVP.^P]T8 M"*FI(RL1IW"SQGA^-O-Z-O7|9GEQF?#"S:HU.#O-5]UNCV7]'-??BJ:KLT M<%'/Y.RI@@$"[=#Z6[1G_EZ-YS(_@H S|#U?[-$7=-
X'3E_PBKXO2LTV15E" M5L]@7-NL7A3H+(R,D=; >6'R4IFUEO#/:&JL1@[]NRL.C16QVPK5U;%99;D| M[6'A&*EO96_XZR|||G[;XX/H?!#[M |G6*>S-8)6|QTND&.7138MRL(6TNP"
MOU?];O C"Y@*64VE[M+A3.$D8% |P,@>8)0/,% B+]?(";!+"7-58F|HZ@4< M'N .KJFUP1.F?]QH)JTO?3O&I4^K$J%!*;$P#8,:NQB&(P<|"%DJ0@?)?8@@(*O/?$!?5]*UC/(>#H
'*8L]@;/$8YS'X/K9 M)VQD/]#F0JLU>?@!&#X+8[|!X3,_|MZ"P",6)9R&-/5A-%6W]SG D?/0U@3X6%786%[ZZPT3-8SUGYGH+;:VUW MP>$-Y$KE7F;:@*1V^K("69N^-
AP^>!]*M$7V:VGQ1FAEV.RUSIEYXNKAL^[0!YZP&!GA(U4C!!XS$28OL-* M"K 9D4:%T=(@6Y//H#^I^CZF(0'A>2 XW|>ZJ&-=]'[6+19:+K NWN3?NSK^ M?L-
_WLJ&;+6|LS#'+M#2CC13/&0VMU(CSSI4.SAFY'NN 5JR15ZL7,U;!5.Y MGW.8U"N7U$L7];:=?&T2|J5)2+O5L*K=VB7>KMTH(@!2.$2.(3EBC]J'GQ#U M?.QOU-
4.L0O&7DJLQ/Z6AH[R$?"4!2)QLMC$4XYR/A.IUX<4KQ5.0C&U[#CR MG1#VT-A#(5(1]B'&(26AQ'59L16*(]24LL1+^E0$<4PR*:#ND*QQ[,9H)2(9 MX8D^"):$'MQTJ8$0;S4O !XBO
"EN 5=QB2&%I%T+$OGMQI[>5RL&WVY'#3 M2,GC,&5>*N"[>^%24T""X(,=RYI>_50JK@0 +5>0MF1!CYM)W(Y8%6ZRJS0& MCQZPE=0+]TPWD&,Z;?.6[5:[?P*CY@'|(-[|C<#
<+HK:(*0Y'O6.8NRVNGF: M-Q]6K=QS>*HL/J[==(G_9J0F =R?*V6W'V2@^W|T_!]02P,$% @ QH)& M6A'W6%Y4 P 0@< !D !X;"]W;W)K&ULA55M M;]LX#/XKA"|X;
(!0O|1)G"X)D*8M-N"&%4WO]F'8!|6F$V&RY$ERT^[7'V4G M:;:EV1>LqZ>;DLB'#TF1FFRU^68WB Z>*JGL--@X5M ,;ZU+6_,YTW52.[(+:^T<>
(';UN>SGH9B[.X9=L;L&P8>1Z_!$"!UMA.!_D,<7;$3] JDM.;BA5X2 ML2CJR/3BC V&Z9|(CEDZCCV_83_>7US
)YK2%NT1FUU!4E)/(&,C|K(@Y+]3KU'_+;)^E|;!CGK"8R/R!>,+&649|DE&?JIH-61*/ M21A';)0.X%0;A$=SK4*S;J>W)8Z-'HAY-Q=?U+O7Y2,W:Z$L2"S) M-
+H8#0(PW<3N%D[7[91<:4&PO=V]R:W-H965TEM,D0!X3=(K.-)ADME@L^H&6Z)BH+*HD M%2?]]3VD9-F9)-[I?MDO%BWQGOL^ESS9*/V'60EAZ7%=U>9TM+*V.9Y.3;$2
M:VXFJA$UOBR57G.+O_I^:AHM>.F%UM64A6$V77-9C|Y._+L;?7:B6EO)6MQH M,NUZS?73A:C4YG04C;8O/LG[E74OIFGH/#J^R-Q^O^%?4FS,WIJ<)PNE_G!_WI>GH] 9)"I16(?
|7@0EZ*J'!#, M^+/'' TJG>#^>HM^[7V'+PMNQ*6J?I.E79V.|A&58LG;RGY2FYJ$[T_J| I5 M&?]+FVYOPD94M,:J=2|,"]:R[I[|L8_#GD >OB' >@'F[>X4>2NON.5G)UIM M2+O=0',+
[ZJ7AG&R=DFYM1I?)>3LV<=?[][=TLWYO||O?GE'1W=|40DS/IE: M8+L=TZ+'N>APV!LX$:,/JK8K0^_J4I3/ :8P:K",;2V[8 <1KT0QH3@*B(4L M.8
7#Y[&'B]^$V]AZ4J:HE*FU8+^<[XP5J,J?G_-VPXK>1W+=5UZ>0X(B@*L5X(M/:2&|,TM8CKZEF0-*-4:O#/C8VPVA9:-[[_W-10(8^D3MX*.HC%]X+;5TC[1 M$1MW4!
[FDDRM/OZ+S1LG(B,_J6HH@%<-E@|(1_5$ M-Q7*J=Q72_%D#J4_MY53R.;$9JD7VC[W%"9>882@M/<@C4X92SLE);OA&<4L=Y5Q MVY?7!Z7M/2;/MLY0C]+
O2)"?,#Z5YJ>A.;;Q$DGY1)I)DR#,G1=9D&>, MKI2;K_CK@H7M']7#L#L9"G#&@C3-*4EF09XS2J%PGN5HB3B(HC!@48(U"Q($ M),3[SS5?
(P+H_Y*4EO>RYA5)8UI!)6A2M;5%)0=I%HX'%?LRE:N|0AF+@ %^ MGN=C%&*0)&CM.V4!]HRSO!WA/$5"LLZ.=!9D2)FC@H$?4M8&F9,+H27!M)O!./ I=2 -T|6C[HX?R_&6(8V@
M'QQ75"UFW,3W^?MZA^LP |^EEVK=|/H)YX,*APY7;)"4!4A6^>^|1*5)-W_< MH83@!H(-^]VW75OW,G@O$6385K2>2ON-2ZF-EUJJ5B,<7%8=K|M'6KMA_-*) M";E!L'N]D55%"
[Q9+H4_'X&4=;%"ICP+3#RS_!]=Q"10&"|O?8S0'25_^E|| MW+%XUGMY8&:GP|Q.OWIF[R8=K-ME3?M? MI*^?RBQ O?;FN&K7O4FNQ[KS@'EE;N^&L8/HNWG 00.TVB4"-
A+SGC".Z329@RBB/(BSF5ND :;A^$LEXA'W#B,|,KAB MYC@C"K$WB[%R5 <=!Q*7#8G+OCIQUZUU)T,,G+J0#:P!=>$"@L*|:E|]X
M1B[=V(P@U|W4_6'U6G:G>U>=M=#W_D)GR$^K[M8SO!WNC.?=56FWO;MP@ND0 M*D.56$(TQ& =D>XN<=T?JQI_<5HHBVN87ZYP[Q7:;<#WI4(@^S].P7"3/OL; M4$L#!!0 (

B#<%I0;! M2:58 ;J'T=3?I\+4V@K?O 0/#J0:!;TCG5H'OU0G1["&3L-:IV&K3L^$ M8PYO-H,ECGW3<_R*36:]H?8*VHJ]]-5T"8L=P1IRCFHY1]]7!1VY#)-+6.P(MU@C3=1VF:^<5]/I?
%;0;1=W146%H'?=2B1S!&A*%P7[M&[2*U,S&3I6=D'Y0 M5B%9%YB1#OHD]-G%J,;C:KX&:,NUW9&'[ME@QR42D$60DYFDN:D).Z.-V:.:7%%>WP&]"+^L$97?:
[KK!UMS#]@"E'@EME M3!KM4N>D/$ZW1!7MT*%^<+0GB%T-6:KC'YS&9$2N[:F60HDHN"Z/,^K>^N1L M9L^+COKGX?ZUQY3'<1^Q7%.H:(RL !E<#<$_69YPE0TM
M;@A.B30/P/V5$'K7, /4YXS3?P!02P,$% @ QH)&6F/OR&ZS!0 1R, M !D !X;"]W;W)K&ULM5K;;MLX$/T5PELL6B") M),J7).L82")E6\!M@V33?
2CV@;9I6UM)=$DZ3H#]^"4E65>:EEKV);'DF<.9 M,\/+L33>$?J-K3'FX"4*8W;56W.^N;0L-E_C"+$SLL&Q^&9):(2XN*0KBVTH M1HO$*0HM:-M#*T)!W)N,DWOW=#
(F6QX&,;ZG@&VC"-'7&QR2W57/Z>UO/ 2K M-9?%A<]6P9$0[QG$L()/X]XUL'?P8*OKWKG/;# 2[0-^0/9O<=90@.)-R$.]Q M-!E3L@-46@LT^2%A/_$6? 6Q;)1'3L6W@?
#CDS\?/C]]\L#4OW[T"\$I^(0H M1;)VX*V'.0I"]@Z\ 4$,_EJ3+4/Q@HTM+L:5WM8\&^,F'0,>&,,!'TG,UPSX M\0(O%/ZW1_RA!L 2">=9PWW6-U"+>(=G9P!>G !HPSYX>O3 VS?
O5('I83P\ M/P.N4X4!&RJF,>6O"CRO/9[;!L]OCP?5:5;H<_.F<1-<]P#N%(NIR<#7ZQGC M5$SU?U0]D4+TU1!R_;MD&S3'5SVQP#%,GW%O\OMOSM#^0U4'DV">23#?$%BE
M#OV\#GT=^N33-IIA"LARWR.!J K;SOX5JS#@!,A[8C+'*Q#*BH'_=+UTHQVK M:\%2L&$")C>KYTE_;#V7JW#4PC<44(7:04[M0$OMYRIU)V"7;#EX ="S^&:%
MQ2XI]V%IP3&-5(1J1^A*J#[;H5'8T8PUS%O1:*_DT;>J'/9=/@LMKR>4)>.2(8W$4Y')=N0MB%,\#%()[PH+D:/?5 M?^'RH#@+,9@&3+WX:^/H2K\^J0<1JHPO7P%/P%2<4\!
['*K.&IY1--]0HI5R MGN?E//^Q*1(&:!:$@7J9UV)V+3'=$VAH.F@'[\JY/I//?"V.!/L.$ VLF@,_#^$;2JE2+<)W9A>V9+>=G6\JNBJ[A>AU MM%HN9[>\V8(-
"E3G@IL,J[SGN8TM[U8_8E==:Q3--X569;N0ML[/:=MEN=>/ M*%O]4)W;VB2:YS1UL%/O^U\AA)U""3MZA7AL53DNA/4#=.;?))IW)'EX6!V; MBJ-
:ED(?.WJ!K%J.6LMC/7;GBIA$\YRFD'9'#;5@:LPJ^X62=O0ZL288?IF0 MUH?1N5 FT;PC%&EULZE(JN4KE+.CE\X')H]6..LA.Y?"))KG-"6V.VS.F5\A
ML9U"8SM'=&7MYVC\LA']KSZ(&E7,&5J9'=@XC'F957DGAA=-#A589:OJ\ZA" MT$*]?/N"J.B]$!^G1@_4E9H,K7+\@.0C MHJL@9H+(I8"TST8B(IJ^M9%><+))7DN8$$\/V%'"!_
M=V;R/U!+ P04 " #&@D9:J =Q__P" #]"@ &0 'AL+W=O)GHO3NY\[M]FXT N7:LNE_?VU!G!LR0^Z70:'/T\]3!N\[7%/VQ&, @9[3).,C(Q8B/S5- M'L608GY"
<\CDG05E*19RR)8FSQG@N1:EB>E8EF>FF&1&.-37)BPSB&AZY%A&Z\7[LDR%NJ"&0YSO(0IB,=\PN3(K%WF)(6,$YHA!HN1 M<6:?7MA:H&?\)K#F&^=(19E1^J0&/^[K^
54@5_E%-.'Z%ZW+ MN0/70%'!!4TKL21(258>\7.U$1L"N_^!P*D$SF<%O4K0TT%+,AUKC 4.AXRN M$5.SI9LZT7NCU3(-R=1CG HF[Q*I$^'U_=WCKS&ZN3R;7D[1,;HJ1,$ W9*,
MI$6*)OA%/C/!T>$8!"8)/Y)S'J=C='APA X0R=!#3 N.LSD?FD+R*%?EO?=R4^Y"O15.O16.]NM]X'>7 \."9$MT MS6B1S=$-R/]'8Z[2J-]LI-Z\4Y[C"$:&?+4XL!48X=9>[5
MF7MM[J'<.K!>$WBI\C; U0=M M"[S5NB.X6X.[^\ '3>!N [AM;8&W6G<$]VIP;Q^XWP3N-8 [SA9XJW5'\$$- M/M@"C2!#SX#WFK=$=ROP?U6\(<89&5>"&!-
^/X.ONT%CK?]DK8NT3% 4 <(MV@-0@1-5M70MR:M:TA0FV TS"!Q_^\5M7:YC&-MZ*Y56:YPQX9$L#**QTED[M"8YM1T;H;45H7Z-KAHUR;[=FT#4-)03/2$+$2V,4>^?C[UJ6M1-
D=UH_*VW M3U9):&[T)JHQO,5L23*.$EA(G76B.BE6]EKE0-!- MU!30=C6MJJ8S<['.:"R]K9"["[Z_72UI3%)S]B.)O*7->,Q$?*0;_KICE,2Y$%Q MU+X[2+(X)?Y[3B#U=]G#OY<1#N-
D*=:(_MF^[(ABZH^+R[Y_*H7U&",*9)&K($<;J^[%WA"]^V54#>XDM(G]*#[TAU9V-/OM.S02/%6+$KSO^BI:#L:]] J2P6+RV!Y!7&8 M%)_D1UF(@P#9T?8
NPRPFP&G,@S*@$$SP#D1,"P#AJ^]I%$9,'IM@%,&.'GM MBV+EE7:)(+,I9T^(J]:2IK[D.M=_>X M0#=WZ,&[^H3DB:M'#[G>_!&]=ZD@891^0.]0F*#'+]?
_>AK6/_@LDD9F#EF.$+!GUB)&GKI)GETI5DX09K+7[]!8\GO[7P MO-?S!H8N^J_'V.T838%!]=\WR+F#$]R%?% &64016Z.;9$]3(1]:(D5_?I(- MT8V@QA?ICJSH94\^;5/*]
[0WDQ5TK+8*7D/"7$B8!PGS M@6":SL-*YZ&)/CO4-E0C$HF0/$$$E:/ 4GQ$1* U"3G:DRBC;8H;^5T5+V"C M'*:&WOW,'LNA>-K?'TIYW H[8QN?Z\V\XV8-D
]T[5KE1U7E1\;*7[,X#LO* MFC&C(N-G &BJ'VXF1M9756#A+G.T7TS/K2NI89$N9"PCQ(F \$T[2= M5-I.WF3B,8'4&1+F0L(\2)@/!--T/J]T/C?>PU_SE:4<\XIU=YND1D!722%A
M;@'#UN'4XLP:.$[C&0F9U >":6IAJUZ-6D:]7#GY0"1F6=(Z!S%'=Q4+E.:6 M-&T4&LAY2',B IK5AZ+I>AVX!]BHUY6\J]0S-"))@/XV+53G9E)G[2!I;DD[
MG$(.Y(+@6#O(K#X43=?.KK6S_]/\1NJXR)8I_9ZI2::WIR?N12.]LYZ0-!>4 MYH'2?"B:KGKMN."WL5PPJ.<"2G-!:1XHS8>BZ7+7Q@LV.R_=5HNXQ?-H&<.N MS4D[RP=)\T!I/A1-
EZ]V;[#9OLGG0V&2"IXI$3\B$@2A>B5#HI?W)_)G065N M@3@1K=Y9F0-C?2(Y:HH*:LJ TCQ0F@]%TT6M#1QL=G!NZ<^?)%&/VU-V@AG0 M^6$+ZMN TCQ0F@]%TX6M#2,\?
INQ%=0^ J6YH#0/E.9#T72Y:P\)&ZV+V5T6 M+RG/ES_R/D[EO/GD_0SJ&Y6TP]6*W7AW 9K0 Z7Y4#1=M=H1PO_;$C(3.LO5 M[N-,G$E3-,BT'BC-
AZ+I+^IK7\@V^T+ZD"GOM&K%ZIYX764&=M40E.:"TCQ0 MF@]%TX6N#24;O\D0:H.Z2Z T%Y3F@=)*)HN=^U!V68/ZJI>SBP9E^'*C5H1 MF3$4SZTZ@[I.H#2WI&G["HX]1-
"$;^2"%D5T+9'6V5B6BQ?;_XH#P7;Y=K4E M$X+%^=>M'*KNI:4% M "6+ &0 'AL+W=O>)R=SEE!YG"U8JO^99B*A M2J^*F2<7@M&H"$IB#_M^STLH3UNC8?';G1@-LUS%/&5W
LD\2:CX?L'B[/FL M%;1>?KCGL[DR/WBCX8+.V)BISXL[H=>\-27B"4LESU(DV/2L=1Z<$MPW <46 MCYP]RXUE9';E*:SNL^??6;E#7<.;9+$L/M%SN:W? M0I-
WZ)Z<7R/]P_D#02&Y>$?T5@?FU$>,Y1-T56Z9%+IXT1)O8SN&8T1 MD8HJAD+VI-#[D"G*8_D!O4,\10_S+)304WJN9D1O4L[K8C4OO&->?]#T M&/G](X1]W*T)OW2'AVQRC-
I!$=Y!G\O_N0PTFW#.+7,^B[>_%D+?/IEV/ M\;1N:_'P6CQ<<-L[N+ND^>=:;XBN%$ODOW6I7U$[]513FD[E@D[864O7'LG$ MDK5&O_X2]/S?ZH2 A(60,
($LZ1IKZ5IN^BC33FX*:GZ3&&K,R729\H1H@I- M*1=H2>.;U5M865 MK,XZ61UGLCYQ(16Z$SP37'U'-YE0,]VET'5&T[K4.&E-4P,)"R%A! AF2=)= M2]
(]2&GI0DH#"0LA800(9DG36TO3E29:GJDX!9W!3!5:PWF;=Z.+^ M=D4((<3K;7X6/*S09N M.SO.GR3[FNL#'Y&E^?P/-;E4'JLHFG4HG<*'.$:!1Q<\NZ"MAHC".P2 MU+4KT*5[*HUE
#704#1;ALI"!VX/'00^(E2G^".ZBUDT*TX87>#,[:>7]$MT M.:[Q8=P]!G7WH+00E$:@:+9 &X^XW>[^Y_N(M>X#&4N'7?03W>MOW(D$')5 T6X/*_6.W^]_;1]SQC5/B
MV4FNK#MV/P0?4]TP=!\Y3].-7D*E9 J%-(ZIU-WC[[=U#U W#TH+06D$BF9K M5KEY?)BGY!CT,3DH+02E$2B:+5#E\[';YP-T#U!'7]+V/LH"'95 T6P1*J^. MW0_5][TK9OT _\WG:20?
TV%&V59&_CE4[SQNX-%3.>2A2SJ<;[QWU] M"(G52["K%94MBK<\GS*ELJ18G#,;,6$VT/]/LTR]K)@71]>O(H_^!U!+ P04 M " #&@D9:RDF'R?4* "H6 &0
'AL+W=O1FNK]^Y8^:%OF*=NS70&_:6#X\YB%%^C$IZ?BI*/^J'M*T)G]/QGEUTGNH MZ\$SSYIV[HIPD=?.RO.]7CV6:C.:%)N,^"P+5GR19WCL]
MGA^[+D^/BVD]SO+TNB35=#))RA]OTW'Q=-*CO9\'/F7W#_7L0/_T^#&Y3V_2 M^O/C==F\ZJ]<1MDDS:NLR$F9WIWTSNB;.!2S G/%ERQ]JM;^)K,H7XOBK]F+
M\]%)+YC5*!VGPWIFD33_?4\'Z7@*D3DZ/ MR^*)E#-UXS;[8]Z8\])-_"R?]?M-73;O9DVY^O3\|LN[F]N/[RYOR?DE^7PY
MN+J\N;HXC\]NW\7DP]5Y<_Q+\^;G3^]NR!&Y:4Z[T72ME\P.>;F+SX[27YC60YN7THIE7C6QWWZR;JK,+]X3+6VT4LUA&+
M,O*QR.N'BKS+1^FH;=!OVFC54.QG0[UE7L_=MFM4_R,>T?BA&Y#S_GE9U,YIK M+R:8V4 U1Z^+*IL?^L_9UZHNFQ'\7ZBC%A41<$5FT]J;ZC$9IB>]9MZJTO)[MVCO]YS^H"OX-
-3*F68QDUNH L>H X7,_O2WJV3"IJK0&3^]%:3DO/9N[OY^& M8<"H4,?][^L-XNJTXD)HT=;%WMKLF%6NLLHMLEYDR==L/)\3H, +"[46A$>< M1CJR
@.Z(%1442NPMTH[!E:KP&J+P,LQUDQO=]DPJU]"J9631H1"*1U:J0&= M9()*.[6W7CNFUJO4VCNGG#>S_"0E-W4SR<_G$O^\H#'G!4RS&,FLU8CAJA'# M+4Z=3^GW-)_"
R5T3H50*BWM,P:0!2QTYH40F#\8BX*5K)4B6J6(O"DN&V!= MG@XO+HJJ L_]"#BG(\6L'*XJ9)'B5@Q719M1%'$X!@T,'07>(%W?DZ_(9=&& MFL5[:8-&)?FC+*:/,_#Y>1
F&.]'/W<$H+K%6&[M9E^#4OJKX,FR)EB]@.D6 M8[FU>X&97F![,ADTH>2ON["M)1H6TLQ\"3JFA4ZHP08TB M0>6RC3#=8BRW=DL:XJ5>%MR"UI8&K6$C)7?.'%?
&1!0J^\0!W)16';1' M/W5NQ6O41YI)S'@2?WDN1K7[3SDKBPF9,,H M=R'RB.G(F=E=60/,D9W/56D=='04,SS*_#QZ]G%P12@+R)^WY'TQ'F7Y??6*
M7%P,H$!^K^<.7%2W&,NMW8X&,-DO Y@,%3!1W6(LMW8O&,!D^P$F P"SF15M MO@1D8: B^Z>NOS*[AC5XR1#PDKG82)ET KLJ%M@T$OOKLVM>@Y8,"RV9BXR:
M:Q[8J0%9J(03^Q!@R0Q8,D2P9 P1'6+L=S: MO6!XDN_'D]P%11Q^WMT ,@8"P)[K\U?F5W#KNW@(_D=TDQY-*9@""9D,XN MB[]&NR8V1,FQB)*[J'C4D**]$#<
=_T5VS6X84J.R)3^JA.0=:WG<4"4_&%5R8+^;VWM+ TBE WNE M$E Q2C6<3ABP%'ZPO$RG#\7=W6J5L@LJ_3;/';"H;C&66[L)#52*7P8J!2I4 MHKK%6&[M7C!0*?:#2@'L;FLN(ILU
)W06H?V+KB_.KO&-5@I$+!2 +O;@0JD MDQE8J)2TB6UG/LBEF&O78F*!I0!VMY46PEZN@'1,<7ME+_97;-?@!BP%(E@* M:!<\X-JY)!70,2&%D_T08"D,6
I4L!2H8(GJ%F.YM5O2@*78%RP%L&\MN,V5 M@(I1YT)F@"I%!XL)PY0"@2D%L &NF;-:#\DH]9N[4$D M2 F0H=+*2>W*G-2'8$=IV%&BLJ-
$94=4MQC+K=V2AAWEONPH7>#3RMFS 53. M.>.3M*MON%$B<*,$@#!T5NL E9/)VDG,,@H#X:,$KI@4CG?4:[*R>63M._ M,
[BH_+BHJ6PX)1^F&U<@_4;/'9VH;C&66[L1#2RJ7P86%2HLHKK%6&[M7C"P MJ/:#1>528"3LZ^(&D(HS^[IL?U5VC6IP42'@HG)!4-JS#J!Q[I4]!"PJ XL*
M"Q:52X$1#^VU5E!E_WZ/_97:-;3!186(B\KE0!$ZJT:02H?V'IZ_7KOF7KLA M'!48%2HPHKK%6&[MEC3 J/8%1@6L$-I+5 - Q.P?(C$D"CL6LI1A1H7 C JX
MB\8Y\X$K)YVU.$@4=MP7K0PUJH-1HW)ASQW3P%W?3N>XFHC"N;2A1KWAD04?M1\?G/@T"%?]0W6(LMW9+ M&OS3V^"?;\;3&Y% #-^NT4 M[00&U;0?U?:8[?3&%;P!
('&P#=!0U;%=I V-:3^-O3\?7)$OV; NRA]DT"1(MRZZ)#@F?EHDQW6(LMW8C&K33J&BG4=$.U2W&N,8W "1'SB8X(%*:=]SGH@W5Z8-1G=ZXRC<)$>M9^H+!NM"/=5?
U0UI"U?:7>^YH1'6+L=S:;68 +D0%N! 5X%#=8BRW M=DL:@ OW!;AP,\!MEL2 A'5<;1T:>@L1Z"W<3&^;)3$@.:(=$W-HX"T\&+PM MG:4OUD9)#$BHPZ3]M4>X3M+R?
OXHW(H,BVE>+QY2NCJZ>MSNV?PAL];QM_1- MO'AHKK%9/,/W8U+>9WE%QNE=8QF\GG%3N7@L[N)%73S.'Q3[M:CK8C+_\R%- M1FDY$S3OWQ5%_?/%[-6#R<^_3]02P,$% @
QH)&6C-!!5=/ P [0H M !D !X;"]W;W)K&ULO99;;]I*$,>_RL@GJEJI MQ<8.A*2 E !5J;A$@:0/1WW8X 'OZ=KK[JZAE?KA.VL3%SC$.HW0><%[F?GO M_&8O3'LCU5<=
(1KX'HM$=YS(F/3*=?4BPICIFDPQH9FE5#$SU%4K5Z<*69@[MQ<+U/:_IQHPG3K>=C]VJ;EMF1O $;Q7H+(Z9^G FXZ3MUY&KCCJ\C8 ;?; M3MD*9VCNTUM%/;=4"7F,B>8R
87+CG-=O^I=6OORB$%:(POFTUG7))Z[C;?E+_D+,3RR/3V)/B,P]-U"%: M#H2X9)DP=W+S$;<\#:NWD$+GO[#9VGH.+#)M9+QUI@ABGA1?]GV;AQV'H/F, M@[]U\ \>P#R2F69)2%-
GMC_F M0M#&ZK9KB,M&YRZV##<%@_\,0Q\7-0CJ;\'W_'.XG_7A]=F;WVNQE"E#!\\< M4>[]=^7@27E?QJ6$EUGWRZS[N6[PC.Z,+F.8"02YA,&WC)L?,$83R1"&R1HU M'JV&OT?
D!D.#L?YR+"O%&N?'U[#7_TJG;($=A^ZW1K5&ITLI:7KOCR7B1&)[MZ0C*= 15ZMWI)D&E(Y[2.3!(^@925 M* CTDQ\@+N58N9]^I==>K^6UWO0M4 MN>0+@TD<
X3"#D"IZ>A7M],_R:!Y#*X2;.VB-0[+*M5](MUBC)&I5DDRQ^1&79RFL%6<+IM/ZLO&@WC7]Q!8%W %:Y] O!FB58LQ*LQW1$ M?PB")8O\6OXCZ2S"FF@RA01W=@RJD&SL0-4/D
J+NK]K4FN41GNA7I2A7E2? MKO%H"'>H>4C1<2:.15:I*=OPXG$]F!;)6SK?W@J6Z=,QXG$]M)Q6:;C\K1/ MY>61I[)U<$@KE_Q3('>G&+&%X)BI%4\T"%R2O%>
[H.NBBN*JZ!B9YO7)HS14 M[>3-B.I15-: YI=2FJ>.+7G*"K?["U!+ P04 " #&@D9:8QE=8SH$ M% &0 'AL+W=OE*// &E74!J":?CU">5MO?B="]<8L"WCIVU#6RE^_W3M)
N)!=*FMY0>(D M\|_X%\]X[/Y&R"]J28A&WQ+&UN*Z:+4F"54NDA,.=N9)UM"4"U>E MDN X,TJ8&WA>UTTPYPDMMU2):4*XHH(C2>8#Y]*_B/RV,>*9DHW;.D>G* MBQ!?
3&,2#QS/>$08F6DC@>&P)B/"F%$"/[X6HD[Y3F.X>_ZF_EO6>>C,"U9D M)-B?--;+@=-S4$SF>,7T@]C\3HH.=8S>3#"5_:--\:SGH-E*:9$4QN!!0GE^ MQ-*$#L&0?> 05 8!/L&P0&#L#
(]PW\ P;MPB!#[>9=R3A$6.-A7XH-DN9I M4#,G&"+3Q]Z@1]\'MU/3M'U]0B=1$1CRM0O M:*X_??#/>I\1Y>AQ*58*\UB=HH^F?4,9@P^N^JX&]XT3[JQP]2IW-3C@:D1F
M+13ZIRCP@C9ZFD;HY./V735ZHQ_7"]_T:F2B9ID;_/H=%1>^2?EA@O+#!)EL M^X!L!;5!7V"NX]:H9#+'A4KQC P<2 V*R#5QA@"MZ]5"LRD661*K$ Q+@F&F M'AX@.
(4<&:\806*.QE]75+^B&Z*7(D83OB9*0_;2"OUU#69HHDFB_JYC&]ID M:U,LLB168=LNV;8;1^?E8B') FN N])*0WQ3&*64Q^1%DY@351O?C9K'LK0I
M%N5BG4S,3)7K82_LN^L:0IV24*>1T(1K B_62&:4.JU N82A$3F*.3E,@9 M#,"ZA'/5J'PL)YMB42[F>SN@O);7[M6SZI:LNM9R7:/2L6QLBD66Q"H$STJ" M9S\AUYW99&M3++
(D5F';*]GV&D?GW883J98TA?Q6Q'01O!#-=1ASN5XE1CIE MA.1T&E]Y+!U+8A4ZYR6=\^:9 %8;9M3!@2%@8[)=*F%=(F$,_MM4GEWEPMT= M3F&GM\>I\>7']M*VVLD]2@T(&
(4OU!&-24*F#' %2,MLDFAMB3. M-?U@=VH*6FUOY^?O,3M@$U8?BYK=?2^.G86'WYSTL5K"DHUA/LO2UC\"P@NM M(:Q6LC:L"KW=23K8[[G__YX'K?/]CCS?3H7;&=#
M3K'4<,>L[[\?QNT?F!Z;_3B:FB6UG)J[L]MB]L9NL%Q0KA C0H62^ MW90WM$BS#9@7H;5(LM,EP3&1Y@&X/Q="OS7,GDZYZ3?\#U!+ P04 " #& M@D9:2LWQP-8' >2P &0
'AL+W=O)IZ)C0#OY+*SR6X_=/I!L>68%I 71)*=V1]? M<0D8ARCQ])U\L0WH/!+P6@>=(W3R(.)_DPWGDCR&092<=C92;H^[W62YX2%+
MCL261^K(6L0ADVHSONLFVYBS56X4!EW+,(;=D/E19WJ2[_L43T]$*@,_XI]B MDJ1AR.+O,QZ(A]..V7G:\=F_V\AL1W=ZLF5W_)K++]M/L=KJ5I25'_(H\45$ M8KX^[9R9QU[/R
SR$E]]_I#L_";9J=P*\6^VL5B==HRL13S@2YDAF/JZYW,> M!!E)M>-;">U4=6:&N[^?Z$Y^\NID;EG"YR+XTU_)S6EGW"$KOF9I(#^+!X^7
M)S3(>$L1)/DG>2C+&AVR3!,IPM)8M2#TH^*;/9878L? LEXPL$H#:\] 5=QN MT"L->GL&O9=JZ)<&_7V#X0L&@])@\-9S&)8&P[<:C$J#T?Y)]U\P&)<&X_SN
M%KE%2W[D0LBMU:WT(\R[5[+6!WUE9V<+BZ_TNN;"WIY M0Q:7Y,OE_.KR^NI\89_=4)M\O%JH_5_5P2^?Z37YG5SR="/6:^*)8.5'=PDY M/Y^3#S:7S ^27\E:_O*3.1K_0?
R(W&Q$FK!HE?Q&?FYLGW2E:G=6>W=9MG%> MM-%ZH8TFN1"1W"2$1BN^:K&GK]A;&D!77;#JJEE/5VUF:8D?T^"(6*/?B&58 M)OER;9,//__:=F)ZS-DV/B(](\?T6LQMO?
DUWU;F52L(?Y1%U])VH?1 FR\5 MT,R!_0I8W56V9;%4_99L(3MO)_)G^WM'E6U-%O MKR/S8]^ MVA_U)\.3[OVNQIZ7ZIF]\;A9RFUCC2?]9BD/U/R&*@:5*@9:55SXD1^F(?G1
MZL;;9*#E'2H#),Q&PB@2YB!A+A+F@6 -[0TK[0W?P4,.D7I$PFPDC")A#A+F M(F$>"-;0XZC2XTC;%RXBR155DIA)WB8UK?FA4BM@IK'C'(PCH[?G:&QDG10) MQ
MSVZ50C/_2CYL>;Q4FFP+U^=K^8,_90JNE4)H#I;E0FH>B-86V M$ZXVM4([7\RN,J=[^&!6#SY89TB:#:51*,V!TEPHS4/1FF*T:C%:[^"'RTI0 MPD32;"B-
0FD.E.9":1Z*UA1FG8\PM>'EUX>W>ON#-0?--D!I%$ISH#072O-* MFN[1IRFG.IU@ZO,)RL5F'O;CUU8I09,%4)H-I5$HS8'27"C-0]&:>JL3%>;@ M/?PJ-'T!I=E0&H72'"C-A=
(\%*TIS#J+86J#TM.KAXC'R<;?$O_)PY9#6W;7 M[F>A*0LHS8;2:$D;-YS/WJ#;@5;I0FD>BM:45IV0,/49B0O_D:](FG"RC842 ME>KS[EF0MJL*FIV TFPHC9:TW;3Z8#PQ#6-?6-
,!93FH6A-8=5)"E.?I3B+ M.RN5IU!4Q90F@VET9(VW)V^,7@F,F@V DKS4+2F MR.J$A*F-+T\OT_"6QYG,JDF")(U\]93V0SMM<*;G'BPQ:!H"2J,E;5=B@[ZU
M+S%H@@%*\U"TYHS;.L5@Z5,,_WM26\EO3.0:/',EOCO)YWL&Z@"0 HC9:T7=U,)L]5\[S4P!CM2P8:KT?1 MFI*IX_66/EY?!5C5X])<1(F,T^+5KG/5U;0[,V@ 'TJSH30*I3E0F@NE>2A:
M4X1UE-_JOT/4U8*F Z T&TJC4)H#I;E0FH>B-859IP.L5UY<8(_Y7(];$2M; M/[HC2S6F7"J!M@H0&O:'TNR2UGR7Q!KM>T *K=6!TEPHS4/1FM*J _J6/J!? MQRVJUR:)V&:N-
XM:^Q*!O&4!I+I3FH6A-B=6! M?4L?V*>5L"2/PU8E0W3H?4(P\6'32V#Z51*,V!TEPHS4/1FC*LDP#6>[R68$$S E":#:51 M*,V!TEPHS4/1FJLSU*F#GCYU4$_;J&=K9"+-
$E/J2+8\R:M!.GT5A\H22K.A M-%K2]#,YH%6Z4)J'HA5JZ^XLKA/R^Y"?:"DA2Y%&LE@BI-I;+>9TEB]AM+=_ M;A[;9LM^:AZ[Q5)--;Y8.>J"Q7>^&HD$?*VVJ,HY&K:K 4%XLQ%1M2;/.E?
6Z% ME"+,?VXX6_$X*Z".KX603QM9!=626-/_ %!+ P04 " #&@D9:FS2:8< # M !<#P &0 'AL+W=OU* F1):17H8EBR^U#T84VN1#8DE]E=2@F0C^\L25.D(A&QP>:% MY%
[F[)PSN\N9_H'Q3*E5,*7P_%0'.EC&YU7=@N#8AHL(B&.+)E/" 2FWRG MBXA3XB1&@:];AM'1 ^*%VK"?]-WS89_%TO=">L]!Q$% ^-<[ZK/#0#.UEXX'
M;^=*U:$/^Q'9T365C]$]QY:>HSA>0$/AL1 XW0ZTD7D[-EO*()GQY-&#*'R# MHO+,V"?5F#D#S5 >49_:4D$0?.WIF/J^0D(_/F>@6KZF,BQ^OZ!_2,@CF66,;F-+BS*@%'\:X!3?,:+,-
JP>-Z E?OCLZ?<7!A]O=X%7XV\U@U$]S6 M!=RCRO#Q22E_3KM*"'4IW(J(V'2@X:D7E.^I-D2>'>,LSYK 2FQ;.=M6@MZ\ MP':--Y83^Q38%J:?8T]^A065+G-@%NZID'B72
%_S]$,9I(&XI]S(YRBF.G>5)?X?FAV&MV^OB\RJ5SK MC4PZ.9-.)9/32^323JY$>6WH:@(K$>[FA+L_82=WZY2C)K"2'+U' MD'+A>A'^!B1%? D1Y;@7).8-
YYBG<+W"CC8:ULF&KESRC81NVTH;[X_\,U&,Y>GQ,@TCFF!\>I#"M_@AWY! MU="OY5<76EF(0GYD_H3#FRU2ER0UH94EL8Z26/4>X RO?()[)R>X>M&WDCKF
M5F9U9)QF;6E,AO5"_!)3ODK).@,WB4*:E3-Z;EXZCIC]/3 MNG-!^,X+!?ATBZ9&HXN9#D]+N;0A69140\],8FV5?+I8_E*N)N#XEC'YTE + MY 7U\#]02P,$% @ QH)&6L__:I3 P I1 !D
!X;"]W;W)K&ULO9AM;]I($,>RLA7G5KI&C]@GG* E&"J4B4B3A23W MXG0O-O:MOP:BSEK?UFPA4[:*=H^9NO PZC+P9JCYFUX,*]P%.4A2B@1!ZX3F*>MAF2C'
:RB"=\13@EN\]@PKEF=*OJC'UAIJA/,(07:$DB/S: MX!C#4"E)/[[EHEJQIC++@DZU#A %P#@WL(P:M MW*!UJH&=&]@IF2R4E(-#!!D-&-T"4[.EFGI(8:;6,OP@5N]](9@<#:2=&$UG
M3Y/%P^UD]@#3&3S.QG>SQ=W-U+EZF#CPY6XJ^Y_DX./]9 $?H6NV84YC%^$S M#;T@7G&XN1G#>P<%"4+^04YY7#CP_MT'> =!# \^77,2>WR@"^FL6E)W<\>N
M,\>L(XZ9%MS26/@<)K&'7EE EU$6H5JOH5Y;M8H.NA?0,G\#R[#L"H?&IYNW M*LR=T\VMFFA:Q8MKI7JM(WH+F0&\=8A ES#YM@[$"]RB*D'TWB#7,BS*3C\
M>2/-8"HPXG]5O8-L#;MZ#95S+GE"7!QJ,JEP9!O41K_^8G;,WZOX-2GF-"16 M8FL7;.TZ]=&>Y51]]?IV,:L48;N(L%T;X>X@?WFJ"J#6^^MQ]T:28TY!8B5JG MH-;Y"6>NTR3;)L6N3
NV@O#N;@:$BOAZA>X M^K6XQH3[\CH8$I7AY&']F\I-!1L)9\TJ-U/_;2H^R,/CMU-LZR!5USKU'T,V MC=U-SC@YI_1^YJE1>Q6MUS,U*C:DY3:F6F>[=C\R=D_'R1I@ WJ>8TI58&
M;.T 6R>F_5VV5[3PH0<447$OQ[>?(GZGX)Z/\ZFUI!:1DW?J]\B9*NT#N;@ MTG4LLOJFZ"UJ[:NTPCSHOU8U>%H7[F2R OZ6L%40&PO=V]R:W-H965T'^O-
_1/)X&6ZF^Z@C1P'T2"SUT(F/28]?5080)TPK;*<9R.W1\ MYZ'CBJ\C8SO@A6+B;#8Y64XG\.?%C/IO:/#Z M:KJ CS!F2I("@\5=QA3"9QF'7*PUG%W"^PD:QF/]X0?S/L+U8@+OWWV =\
% M+".9:29"/7 -\5BOW*#T_;3PO?6,[SZ<2V$B#5,18KAO[U(I=Q M\PW.T4ORA)G8H#9TFHR&O\[(#&8&$_UW7OR+-3KU:]@L<:Q3%N#0H32@46W0 M&?WZB]_S?J\+P!N)
[86C4X6CTZ0^NM@*5#KB*?UM#)*^@1150$&@?%-'WBCW M4O)"K)^+V=RX&7D'W8&[J0'J5D#=GP1ZY+![G3)E:,2>CG\DL<*&QC)5R]AM M=*MPO=&+5VY:KV+L-
3*.97)+72&LE=0:-(M10ZIX4$M3:'5W:'ROZWG>$Z#& M)5\)=%@!'38"_4%7(]#]4Y#0;O&=LTA#F0BDT)3]0F8(>V\#:W-L4VO!:A4>"E*>2-Q/98?>_QHO?^A]ND7.2-
M(O)6:OLAV:E]_/\ 3* ^#]QS;@[Y5Z":IU7P1H"F0E35'Y5;U5IG^3U MI?LXO2C3SYE:@>'=%I54?D6#2/3O'B\E89*T?PUHJ\%5'8"C:^D M- \-NT#U_3'Z%U!+ P04 " #&@D9:_P NN/,#

```
#J$P &0 'AL+W=O M7I#<2QW_?83^(3V_T-X]_$ M"F,)/^*(BH&UDC*YM&T1K'",1(LEF*J:!>,QDJK(E[9(.$9A)HHCVW.5>^FY'"[(6SP1OQ-XUZ*&\,/9-%R;AP')TCW"$ M
ZDMD/I;XQ&.(NVD^O&],+7*F%JX?_WJ_CD;O!K,"Q)XQ*(_22A7 ZMG08@7 M*(WD ]OS1YC,X&DVNIO-[VXG_M7CV(>O=Q-U_UE5/CV,Y_ 1;B:C M.W@F@61\"R-,)>9P>P\G/I:
(1.+T<)./\#3WX>3#*7P 0F%*HD@]=M&WI1J$ M[HH=%!V^SCOL'>BP"U-&Y4K F(8XK.IM-?B2@/=*X-IK-/R:TA:TG3/P',^K MZ<^H6>[C0,G=3-ZID?L_'[W=,)IV^3S;F5_[@-]
<)88PC3"P!8R_IT1N88KE MBH4PH6LLI)JR4L!?MTH&$XEC\7?=(\AC=.ICZ%1T*1(4X(&E^_ MN5WGCSI^)LU\0V85MIV2;:?)?7B+: B+E(:$+E7.4W0YUCSA),$\4!>G=2P;
M/8]EF9OU,C.=TM=#IW5QWK?7^XP,1:PP.B\9G3OM)0BOW7++!%&A MT2MI]!H?%'+1SB)F% ?^ 5G,:CYG;UV"5?K3RZW=8QZ_^U)I_4F4XT:XQX[ M=D-F%42?2D2?
&A'=J')M[FJ4'?NJF#3S#9E5<+G.;MGIO$/V*H(8PFO4S3?E M5@6\MZYW?\%BI=GT:*!NS7+%>[M<,16S"LK;@?*:IV[]AN4?^!5+F>:^',W7 MI)MORJWZ'8;%_<]=BZNT:V+43??
E%L5\&[WXC9O7_[79[SPK'S'NZW>F^]X M<^2C.1G=P-A[AR,QYLOLD$E P%(J\W.2\FYYD'65'=_8N^;Y*=@4\26A B*\ M4%*]\[* YP=+>4&R)#MJ>6%2LCB[7&$48JX;J/H%8_*UH
.4QWO#?P%02P,$ M% @ QH)&6FZ-WYZU @ W 8 !D !X;"]W;W)K&ULK55=;]HP%/TK5UDUM=)&2*!=U4$D(%2C&K0J'WN8]F"2"_&:V-1V MH/WWLYV0T2I4?>A+8E_?
*Y2RO!.@,RSC(CG M/J9\UW4\9Q^XI^M$F8 ;=#9DC5-4||V=T#.W8HEIADQ2SD#@JNOTO*NP;?)M MPH+B3AZ,P72RY/S!3$9QUVF:@C#%2!D&HE];'&":&B)=QF/)Z51;&N#A>,]^
M;7O7O2R)Q %/?]%8)5WGTH$85R1/U3W?_<"RGW/#%_%4VB?LRMRF U$N%<]* ML*X@HZQXDZ=2AP. =W$$X)<_S6@?
030*@&M]P+:)G%^/YS"5Y@0(8@Y*#@-41&:RC,=G4]#.#TY@Q.@#,8T3?6!RHZK M='EF$S2A1]$]D+@=B5P^RWVX!JU<$@$PQA6@F>0LTA_R3RE,5$Z]M=*O"TE MKM.UX/>*+\
(X[C;P&N<==WNH5VV2_S(IK$GR&Y=54M&?>W#O,Q1KZY\2(IXS M5=R2*EI9=,\ZTZMX7UMWX;3_:0K?'Q.QIDQ"BBM-V6Q\.W= %%Y:3!3?6'=9 M&PO=V]R:W-
H965TT_.O;XGONYO*7OE2XP%^):3@@^,I1"K.]/DR1+GB-_2%2[DRIRR' DY90N3 MKQA&:>F4$].V+,_,45884;]\]L*B/ET+DA7XA0&^SG/$_KW'A&X'!C3>'GS) M%DNA'IA1?X46>
(+%U]4+DS.S1DFS'!<\HP5@>#XPAO#N 7K*H;3X(\-;?C & M*I09I:]J$J<#PU*,,,&)4!!(_FWP R9$(4D>_U2@1OU.Y7@X?D/_5 8O@YDA MCA\H^3-+Q7)@! 9(\1RMB?
A"M[_C*J">PDLHX>4OV%:VE@&2-1EMXPF M*]0V3@23JYGT$U'\/!T^/\7WXTIQ,P?!Z!<3R\C\?Q-'Z<@!L0%P(5 MBVQ&,!ARC@4'5R,L4$;XM5S].AF!JP_7X /("C!=TC5'17#]/#AMZ-
$3I>DV(T07Y,ZS5WJJ[\4F@IXO]VYS2/X[1@U2;DW*;24UI0(1 M66_UKJ!R5W0<=T#>X>M]& ;A$4N-&;0\S]?S[-4\>ZT\X^+FA-UF8>.P!IY\.L\^*U[/DR2=;XF2,@TH)PRD?V'
MU(FE"]H_K3JG%[J]H^+4FKF.HR_.H"8:M!*M-HR4&W:BI8^@P$+'.="0"7WK M6/:G9H$%X1D]A37EL)5RV7;UJK.R/4M?JW#?0<#6@_EG!5:A M-
A3F>0$\)JTS"T/[#.O]>0_;#_SAC&ZP;#%+C9%27. *7FN9MB)=7%8=H37C MWK<4T'U7B;5V+!?GHB.T9B[V;0ML[ULNDECO5#PN#*WC$M<8,!L%Q^VH>7,#4[5>>4(NLX%
(^<^EGW?H2@.TNE+N) MH*OR3C:C0M[PRN%27L(Q4P9R?4ZI>)NH:UY]K8_^!U!+ P04 " #&@D9: MAFZI)XT" '!@ &0 'AL+W=OICVXZ6UCX=B=[;1LOWZV$T*!@'C8
M2^*/>X[/N?:]\9:+.UD"*'1?42:'3JG4^MQU95%"A>417P/3.TLN*JST5*Q< MN1: %Q9443?PO&.WPH0Y26S7KD42\UI1PN!:(%E7%19_1D#Y=NCXSL/"#5F5
MRBRX2;S&*YB"NEU?"SUS.Y8%J8!)PAD2L!PZJ7\^CDR\#?A.8"MWQL@XF7-^ M9R;98NAX1A!0*)1AP/JW@3%0:HBTC-\MI],=:8"[XP?V2^M=>YEC"6-.?Y"%
M*H?.J8,6L,0U53=\^Q5:/P/#5W J[1=MVUC/044M%:]:L%90$=;\|7V;AQV M'[T""%I \%Y V )":[119FU-L,))+/@6"1.MV$XH400D MVI^ PH3*3SK$/H?
#;UC7@\ZKU*NWTPG:W_N$]A!A:%;R6F*VD+&KM'!S MO%NT(D>-R. 5D1,HCE#H'Z# "Z(>^/C]\/ IW-7IZG(6=#D++%_X"M\E843! M8:[?
WV(W..F4H"3ZF>MXE"FHY*\^KPUYU$]NJO97I02Q 2?Y^,$_ M]C[W.?]/9$_R$'9Y"-]B3]*BJ*N:8J73@"LN%/F+36WVF6Z8!I;)=)9-,C@^ M.PUB=[/KIB?
*BTX&7=03F5$G,WI39GM=U%X7>;PN^OB6#Q #U2<[>B'(]_T@ M\)_I?AD6!?Y9^$RWNU.FID7J:0#1MIYDHOK:5.^=*]P$[ M+'6G!F$"]/Z2<_4P,B;!)N9'YX_ M,S8S/5+VS+<
GW/LX+/C*T0NUO3Y/$66=#68Z%'++4Y#L&.-%. M>68ZEN6;.2:%,9_JN4ND0IE3>FS&D3) MS+#4BB"#6"@$EG\'N(,L4R2YCK\JJ%$_4SDVKU_HGW3P,I@UYG!'L]])(K8S
M8V*@!#9XGXFO]/@K5 &-%"^F&=>_Z%C96@:*]US0O'*6*\A)4?[C[Y40#0?; M/^/@5 [.J8-WQL&M'-RW.GB5@Z>5*4/1.H18X/F4T2-BREK2U(464WO+\$FA
MWOM*,'F72#\QCQZ>@H?/T6)YCX+5ZOYIA8*'$"VC8!$MHZ?H?H6N4)"F#%(L M 4Y98+\@_4KHQL4%0(7*5EG\A;G(#C"18*6!*])1@0!CBY"$)AD_%)ROJU" M=/'A$GU
I$!/6[KGTH/32'C4*LQXVK-BW+-SIDUVP[Z0@NQY>B^2"!I TPI M0*V"\Z+"PNDEAA!?(]?^B!S+\3H6=/=V=[?#/7R[N],3C5N_4U?SO#,\7[E.\EJTWHEN]P##-#
[C(EF@E6&Z@UDK1(8_6^NEOB1QJOS[3#W;4\6T*$I5X?19.RW MC<(.(\][-6J%Y]?A^;WA1<758R:UZPF@%_"C>3$D+!P(UA)N7 LW?L]B&P\I MZI"P<"!82]1)+>JD-QM#D-
"8E,6F:@PWJ^]")NM.)VNFD_6R2]CR 7ZC2.S) M^,8]J;?_6CGVC>^=%%R'U=@;3;HK[J:.\>;MY]YG1O?J6^1L\?6R?C1/AH2% M \%:&MK6ZP>A]9[E5]$'TG506C@4K:ULXU/;?
M\#K^(WSRG7GIP48(>19UDG M]==E9-LGY6)EH!Y0-\SS M?P%02P,$% @ QH)&6I90&FFT @ W@8 !D !X;"]W;W)K&ULK55=;YLP%/TK5ZR:6FD+@9!NZA(D4K(.J8VJIMT>ICTX
M<)-8-79F.Q_;KY]M"$LK4O6A+V!?WW/N%SX,MD(^JB6BAEW)N!IZ2ZU7%[ZO M\B661'7$"KDYF0M9$FVV2?$3*Q'7J!MS?:P%1#7"M]JM27!]2 MHDD\D&(+TGH;-
KMPS71H4S[E=NQ3+"ZZ6",2^P>$K@FVJ:DL)]2:/P1<84\P[T@@\0=L.H M):'+U\-[+?#T]?#PA6IZS8!ZCJ]WA.]*B&)KN@N$%Y!Q3?B"SAA"HA1J!2E5 M.1-
J+1%^)C.EI;E(O]JF4$6)VJ-8<;E0*Y+CT#/JH5!NT(O?OPO.NU_:.OB6 M9.D;D3WI;M1T-WJ)/9X8826ED)K^)4Z'<&<$52&(N?FLFV:3JMEV!(R2&654 M4VS]V*MP?
1?.2NXF#LQ'M#EL7N42A(<^_4[_J5?:XA4&G:CQJLKU#VY^B7+A M%%1!+M9<5S>FL38BG3AM>F8?&?&NM/8_3:7\-T0N*%? <&XHNYU/ICA9J6FU
MT6+E]&4FM%$KMUR:'Q!*ZV#.YT+H_<8&:'YI\3]02P,$% @ QH)&6CS/ M)$=$!@ ZBH !D !X;"]W;W)K&ULM9IK;Z,X M%(;_BI4=K6:D28,OW+IMI/0V$ZE359/.SF>:: DJX"PX["
M1EQLYHM!L4_UC=YV)K4*O,XI1F16\$3R]= MIPRHCO@[IB_%SF=0IO+(V%.Y,9Z=]YS2$4WHE)<2D?CW3"]IDI1*PL<_6]%> M?FZX"S=!@L':9QM_D>_MH78"8#>@0"T#4#- '(@
&\#<)7HQEF5 MUE7$H^%9SEY 7AXMU,H/56VJ:)%-G)67<<)S\6TLXOAP?/Q4GQ27S_8W(%/G[X!#Z . ,/2[8NHFQ6G
VX<%N>3O.0X)AP[A1VM*X5QOWVHS[.N.>8MP/W;!AW"AM:=ROC?MM MQ@.=<5\Q[D'?;Q@W2EL:#VKC09OQ4&<\4(R3P'4:QHW2EL;#VGAH-/ZPI((0 MYISF.ONA8A^&?
CF^[ODWGL'2/W1DDW.,&=S$65O[LOG#UNZO;:)0;?_]DES]11="\)M&N:X77YI#+2\8DL2 S,0P MSOKWB9 WT()9X:WM\5AJ^_E*6D#OI85145"N!P5T5% XEMI^)20H(#M0V(;M
MWET(^D[S)C2KV[J7G(#L. &IG" &!M+L5&9U6_<2$Y =)B 5$Z#G>ZCIO@M* M0)(2D!TE()42( Z)XKX+2D"2$I =)2"5$B!RU5].%Y2 )"6@]U "4BG!=8G3 MG!\SG\,V!PD)R
X2HFKD/<@'2&W[XN?E*QR'U F(P('0U],!EG2 .Z*#%MWP M,!R8(RTO%)9P@-\PG? E9^ML9N $L]B;9Y^[X 0L.0%WR GXJ)QP++7]2NR\ ME+#C!*SAA*
YUINU;;U+2L!VE(!52M!X[X(1L&0$;,<(6&4$C?3GAAB/1P0"0WG++& =(@%Y*A8<"RU_4I(+"!V6$ T6.#YS;<,9G%; M\SNK"^RX@&BX (7-,<0L;FM>@@&Q
P.BF3P(_&:',HO;FI=D0.S(@&CF#GQ/ MJ7P7:$ D&A [-"":J0,2>DWS7; !D6Q WL,&1&4#'&!E84T7:$ D&I!.T(!H M)PZPIT&.ZL)4YHOJD66!9BR=<8W M"POKO?5"SE&U?'$@#]^L
A6TL(BS0B0^%Z'.B2^JG6\65FXV.%M5:Q,?&>7F ^'[.&'_=*$]0+V\=_@=02P,$% @ QH)&6OW-J!_? P M)PP !D !X;"]W;W)K&ULK5?;;MLX$/T50FLLL M6D"-
[K*LJS0BR,G93EM66)>$=R+*Y820IXDS*>8PE;OK5$R0E. MM%*>6:YMAU:.:6$LY_KLCB_GK)(9+<@=1Z+*<\R?WY.,'1:&8QP/[NEV)]6! MM9R7>$LV1'XM[SCLK-9*0G-
2",H*Q$FZ,%;.]=K1"EKB+TH.XF2-%)5'QKZI MS:=D8=@*$J11/UT?KMYH\D'G$@JQ9]C=- MY&YA1 9*2(JK3-ZSPT?2$ J4O9AE0O^B0R-K&RBNA&1YHPP()IHC4S3NL$2+^>
<'1!7TF!-+;1OM#:PH84*XT9R>$M! M3RZ_/"S\<(]6F\V'APUZ2C@G M"5HS(86)UKBD$F?T!TE,=,=)B2DL@"KZ(G>$HY401 IT0T6<,5%Q@OY9/0K) M(?W^'7)&?;L_?
+NJR6M1XI@L#"@Z0?B>&,O??W-"^X\AU_Q/QLXG]*9,!J3"T[5;J#*+?0O0O M0ES%<957&9803IPS+ND/K'L#2U%&H+8A=9,J)HK (/;:?'B"*G(BIP.]+Q1$
MX0CRH$4>7$3^9Q>=B0IHV8 ;7^ TB4R IY-S$I@ 0I6F*BM]I K$A,XJ2J); M8_8\1#GHL7$N 2D[\*;#I,.6=/CB<"4$4C:F+;6TX@654%XF2NF36@A- MBGROJ$Y LX[HCF4)HGG)V?
[H."7&=*TFQ]H>3=:PQPL^=W:7?5_*B8+0'V8_ M;=E/+[*_[3,TSRF.,AE,CJX')ZYM I4Z.YS(!,"O2(]IC_K,GW4KHB_DV*'G M#/LG:OT3_:K?J-Z+R!-,**()?^T-K'OP$-
RHA\3W9VX';E\HFMHCT9RU:&>O M;ST@JYXQ!)#*G[%,:8&+F!;;\?R<]:!ZOA-V^/2%7&?,^X[]3;GCA--UDN63B[/M[SZ4 M%V?%IEYE>?JA9-5FO4[*;Y?IJG@\G[B3[[_XF-
TMZ_87TXNS^^0N_936G^\_ ME,VGZ1YED:W3O,J*G)7I[?GDM?NKC+<#MA'_S-+'ZN!GUGZ5FZ+XH_WP=G$^ M<=J,TE4ZKUN(I/GG(;U*5ZL6J2O637:;FN6''+\J).*W:??
$MN5BG[6:1UDJVJ7YJ0SY\$^_FG7]A/+,O9 M];+85$F^J,ZF=9-."SJ==U-?[J;F1Z9VV?LBKY<5D_DB71C&7STQGA, TX:' M/1G\.QF7G$04Z?P5\]P7C#O<-R7TO.&"'OY;\=
,=XX.E_:S>P09WG[+\+9X MWE&\FYJ]S:NZW#3"4+-_OVL"V-LZ75?_,15[A^:;T5J]^[6Z3^;I^:01M"HM M']+)Q=_^XH;.WTU$(\$$$DR"P+22^/N2^!1ZLX4<[),OV%U95,;];H<2;%':
M(\7#A>>Z#G>;K>KAD&7+.$%F-9; X:3<#[D3QOM)-6Z"/34591@DQP+$W#*1TS M0>&>H-":H%61Y&Q>5+5Q\PF'W]9U9G'<(\4N3)!9C67%,*?O^ZZ9F6C/3$0R M#*.21F9IX
M3TU,4O-EN]!JMICD(2V;A6.S]*@W959_8_=IF16FH_8EB3CV0$"GY[-O:5)6 MC+/U;B70K D6R3?35BV0:4D0F%:3V;XFLR=VY"J=;\JF*-M-UE0"$F!L"9!@ M @DF06!:%5Q'K9P=Z
*I@P-5!8HFH&@2A:87YL#2N)!E4@>C+47"D'L>[RFZ M;:"@$QM-HSL0=7?F!:YS9"7@NTP:U9F=3&!6$WWO4. M%^FOG,"-@[Z V$8*.J?1#(+0= :5)7-I3V8MQ,% 7UW7I,-
V<8).:S2)0RO6 MU.VX"BM#YM*.[%.:9T7)U'IN*P7_._A%%['C\4M6+]E^H_S8;)3L]UL6O(JC MX*]&5I'.ZPJ*)]!H$H6FUU'91S?"*CC2^5U!T0043:+0],(H\^K2]O!I!8_-
MNMSL4GWIL8T4=$ZC&3R%TW25U71IKVFMX+.!,@=.^U^?1KLX0:'?C!Y+L#<3;.E+0.8UF\!3.DBMGR4F#9"W>'>N&0&JLP0:_%
MX5\W:=N:GAE91AJV*RB:@*))%)I>,V4Y>8@]VD$])!1-0-$D"DTOC/*0G.Y! M/GVTVXUO3ZT?'L.\V>!@9QDHZ(Q&\W<*J\>5U>.TU;,^UL7#4_E18#C6V<4) M.JW1),;#-JX^JTZ/\G&
<]G$_IM6!D4%H?U.IN_%""W9[*V 8*.J/1_)W"V7G*V7FTL[/5Z@Y& MT^# X$LLXP2=UF@2^5"K]5EU>@ZNNZ1MVX]I=6QD$'M1)O:J3.QEF:?H%7K* M4'H^5JN11O
*BB:@:!*%IA=&F52/-JE/:W5@EN"X?UF?;:"@,QK-WRD,HZ<, MHT?W**VU.K34:KLX0:T.C(R".T*0M$$%$VBT/2:
M*:OHQ5BMAE[0"D434#2)0M,+HTRJ1YO4I[5Z9I;@J']INFV@H#,:S=\I#*.O M#*-/MR2M;P]QAI?1<,,Y$,LX0:GW?[/\W:;D]1:U=F65H?2Q'4@?
VH&$H@DHFD2AZ8515M9_9@>R&S^XBJ;9I?IB9!LIZ)Q& M,W@*8^DK8^EC>I#^L+=HO-[&,D[0:8TF<=B#]"E-5_;.I^T=I>F-DH>-DBO]
M'JS#34]$N*1G'"T.T%XD%$VBT/1[ZY6U#+"]R #:BX2B"2B:1*'IA5&F-GAF M+S(PMQ@#O]^+M T4=$:C^3N%P0R4P0PPOL3Y[4#9 MO("V>>^+LKYK[_MO!<#("
[3#"$434#2)0M,KH0QC@.TP!M .(Q1-0-$D"DTO MS,%S9S W.0;#VPA]/XKC_DV.EG&"3FLTB<-9 Q[.CCZ51_F]@&X@6CY<)1CV
M!9MO/1OJJUV&PC=B;5:=':Z0=EQ],7Z3W=9+=KW,R@6[ M2MMMST@6M&,(11-0-(E"T\NC#%V([1B&T(XA%$U T20*32^,LI+A,SN&H;D1 MZ'E17U L P6=T6C^3F$ 0V4
0TS',#1T CF/G;[/L(P3=%JC231T#'D8^$=\ M1JAL6$C;L+XL7Q6KHDP6!;LN'H](,K3E!T434#2)0M-+<_#@46S++X2V_*!H M HHF46AZ892O#)_9\@N/W$OH]V\ZM
T4=$:C^3N%!0R5!0PQ#;]PV,AS'=^) M!RMENSA!IS6:Q&'#SW7"..1')%D9L9 V8GU)%D7[Y@+F.D..H*T\*)J HDD4 MFOZL8V7O(FPK+X*V\J!:H HHF46AZ892QC)[9RHN.W"TX>-
Z);:"P#91TZC]* MC3)U$:9+%PV[;WV-?3I$&$(B9W"*69K">! <67)O>,;2 M,D[0:8TF\10N+5(N+:(;=4=EAQ^1':A+@Z()*)I$H>F%.7@[!?;QHA&T PA% M$U
TB4+3"Z/L7X2Q?]'0ULUB@^I8A0DZJ=$4GJ)7%RF+&-F^RV+P^,P?OY:? MGG/T#@"UDE TB4+3WPVCK&2,M9(QU$I"T0043:+0],(H*QG35E)^K;MW.38[
MS=I8"AH@[%ZH8^0=VGR$HDD4VH[WZ<%[%==I>;=]H67%MB\3V[UBXGE[D-=W&_?TGA3U'6QWOZX M3)-%6K8!S=]OB^9HTWUH)]B_2O3B_U!+ P04 " #&@D9:^!4WC0,&
"Q M+P &0 'AL+W=OKB4;2= /WQHRX135EBK.8H'V+) MXGE(OB*I\|J<[&+^+5DQ)M!3&$3)16\EQ/K184!A:Q[:$5NG[4FTZR[^[Y=!)O1.!'[)ZC9!.&+G^^8D&\N^CA
MWLL7#_YR)=(OK.ED[2[9(Q-?UO=Z'+$K\.$*<+2YZE_B<.N,T("OQ MU6>[9.\8I5V9Q?&W].3C_*)GIRUB ?-$BG#EQY9=LR!(2;(=_Q707EEG&KA_ M_$*_R3HO.S-
S$W8=!W_Z<[&ZZ(U[:,X6[B80#_'N=U9TZ#3E>7&09/_1+B\[ M&O20MTE$'!;!L@6A'^6?[E,AQ%X ;@H@10"I!!#<$. 4 4XU@#0$#(J 0:9,
MWI5,!^H*=SKA\0[QM+2DI0>9F%FT[+X?I??]47!YU9=Q8OK'I\|?'M']Y5^7 M5[1_AX2^(V&10TZ!K M<_B=^XQLDD43].61HI-W[^NZ9:90YO61@_-&U&.TSCGEG7(RKM/
O97G*%X< MW(6_LPL?!0N3?VI:>Y53!_74=%DY3]:NQRYZU :I1T^:TU.;4K(T?9=HL_"56/D&SL7+<:F.DM14($D9S&"9[ HW'H_ZH7I^S4I\SLS[S?V6B(Y>: MQT\W#W6"&,/;"@()HT
P339LJ]S-[B0E*+! @H+2*!1-EW0O'<;&L7CE)GZ" M<@^%I"_9[B_SZ*18V>K2PBLSN;6JN&$QJBSZ+^6<2KG1J&'5PD1I0V5@221J%HNFXJN\?#;J8N M:-H/2J-0-
%U2Y1"PV2*\9>J">H:"]HJ;@JI35TMY!FPV#84)KU4#U"" TB@4 M35=-.0E\ULVT!;48H#0*1=-?J2J308P9=_DV:!.QR-N$,R:E17XDY&=!S(B>N>5 M;2!FV_ R8+XWYAUF0.LA
6H9H&BZ>,HRD&XL P&U#* T"D73)566@71F&4A# MDC\^T_^J4W70X,D/IVH7[H H=T".>]/_'4F16*/%-U-:#RY0GP!%TQ54/H%T MXQ,(J$\
I5$HFBZI\@FD,Y]@)K=6M<8G5.=O%R:!*)- 7C$)^:^8M5* F@10 M&H6BZ:HIDT"Z,0D$U"2 TB@43=^:H$R"8S8)C\S;I+X@8/MVP#Q9S\LM*,T^R0QH/1I@-
^]TD=0[*JEW!MWLA@+] M$0"41J%HNJ3*##AF,_"&O*L@5V<<'E1GYG'EJ+FE/ZJ$2NH=\]X>-3.-MLA, M:3V60'-
X*)JNH,KAG5$WTQ,T@0>E42B:+JG*]1USKO^6Z0GJ!0K:P>/U8!*# M9OG6WA[GD/%EME<\05Z\B42^W;G\MMR/?IGMPK94\7PS^YW+EWZ4R&1U(4/M M_DBN-CS?'YZ?B'B=
[9B>Q4+$87:XDJHSGA:0UQ=Q+%Y.T@K*7?K3_P%02P,$ M% @ QH)&6MK[\5;1$ N2(! !D !X;"]W;W)K&ULM=WO;^+('87TFVV4B;V..9\?ANM7O7JJKZP E.
M0@]P:LQF*_6/KP%OG"$P8/&^?;!)"/;: _D.,_@#<_F<%[_-'[.L]+Y-)[/Y MAY/'LGQZ?WHZOWO,ING\7?Z4S:K?W.?%-"VK'XN'T_E3D:6C5:/IY+3;Z0Q/
MI^EX=G)UN;KL4W%UF2_*R7B6?2J\^6(Z38O_7F>3_/G#B7_R_8+/XX?'-OX^QY M_NI[;WE3;O/\M^4/:O3AI+,\HFR2W95+(JV^?,UNLLED*57'\9\:/7GI<]GP M]???=;&Z\=6-
N4WGV4T^^?MX5#Y^.#D_\4;9?;J8E)_S9YG5-VBP].[RR7SU MO_>\ONZP<^+=+>9E/JT;5T#\T 87=8.+0QOX MG>^/7.?
@)B\/]N:CO;O)]X?;/_CQ]K\_X/[J$3]=_RVN_I"#M$RO+HO\V2N6 MUZ^\Y3>K:EBUK_Y^Q[-EX7XIB^JWXZI=>?73S[^$7[Q/'__Q\=J$WE^\7[)B MZID\G7D_!%F9CB?S/WM_],8S[Y?'?
#%/9Z/YY6E9];ML?7I7]R'6?71W].%[ M23XK'^=>.!MEHRWMY9[V70=P6MW@EUO=_7ZKK[M.\>>[\IW7Z?WH=3O=KO?K ME\#[X8]_]K)OY7I$VG*(-V[P2_;TSNN>V> 6)CB
\2_6S);FH;NY7LRJHSA? M-?OX*[#MN5K2'>2HJIK-FMCW^[N9!=G?04:C#F9Z#T8R]46;/0YXN'_+A7B8YX!&J_ !VW#=6H?5>AI?>RNWMO+-N2T_- MYF6QJ)[M2^^?
IKJ"I\IL.O_7EJ.\7FO][=IR$O-^_I3>91].JEG*/"N^9B=7 M?_J#/^S\=5O)DEA 8B&)"1*+2$R2F"(Q36(QB1D22R#,*OW^2^GW7?K53?64 M78QO%\OY^=R[+_*I-
\MG=\M+\TEUY8=J5E%F5;_EMBG%M1-O.Q*06$!B(8D) M$HM(3*ZQP0I;KB6_7OF=Y;_+TZ^O:_SMU3:NH?=>(R:/VY!8 F%6-0Y>JG'@
MK,;59*69W/_/^W4VS^X613;REL_1VRK0";:M0!(+2"PD,4%B$8E)$E,DIDDL M)C%#8@F$6=4_?*G^(3H-'Y*E3V(!B84D)D@L(C%)8HK$-(G%)&9(+($PJ_3/
M7DK_S/G$ORK]=)HO9EN?Y,_>S*?Z6R9F-\X^VM8PB84D)D@L(C%YV..DR#XU MB<4D9@Z[-Y*]5[,JZOREHLZ=%?738GJ;%5Y^W[RRZN5/ZV7N_YROMEZOX>'K M ]HH-&?7;0N-
Q$(2$R06D9@D,45BFL1B$C,DED"85=H7+Z5]X2SM\*6@RVJI MO*V"W>V'WG1UHFK;--C9LFUEDUA(8H+$(A*3)*9(3)-83&*&Q!((LRK;[S0G MNCO.VKQ.Y^.YMXZW>%6%?TV+
<7H[R;PB+3/OAZ>LN*N6QMO.G5W7\OGK5QW? M=?R-IVYW_VTK'-5"5!.H%J&:K+7EE]U>W/WK/JWA6-O+2KUF1/F0O9Y96M;VUHIULVU>X4"U M1#5!*I%
MJ"9KS>_9E=_OG_R!H4F>^,T9SU#*_OWWI^&:A3Z:" M E0+44V@6H1J$$M44JFE4BU'-H%I":7:U-ZDV_ZA86W5!N"CR43Z9I$7U0S*> MC:>+K2_LNSMJ/2%
\VZH%J*:0+4(U22J*533J!:CFD&UA-+L(:*)OOEL]LU' MPV^H%J!:B&H"U2)4DZBF4$VC6HQJ!M422K,'@B8(Y[N3<,>L#,YVG%3:7!F@ M.3E4"U%-H%J$:A+5%*H5(M1S:!:0FEVM3
^@K;5CFHAJ@E4BU!- MHII"-8UJ,:H95$LHS:[V)C/8=6<&]Z\,1#;*BG3BB<5L-/<^[\@0NKMI.QU MM0#50E03J!:AFD0UA6H:U6)4,ZB64)H]0#0YPVX771=TT5 AJ@6H%J*:0+4(
MU22J*533J!:CFD&UA-+L@: )%7:=6:6CU@6][6<,!IOK C0YB&HAJ@E4BU!- MHII"-8UJ,:H95$LHS:[V)CG8=6:5#E@7K'ZYZZT%;KWU+(#4 E0+44V@6H1J M$M44JFE4BU'-
H%I":?:XT&0,NP-V.8 F"5$M0+40U02J1:@F44VAFD:U&-4, MJB649@\$39*PZPPH';4<6,M[/D' W7_K6D?#@J@F4"U"-8EJ"M4TJL6H9E M MH32[UINP8-
<=%MR_&*A&@VQU;L#]O@)W/ZUG VC $-5"5!.H%J&:1#6%:AK5 M8E0SJ)90FCU"- '#[CF[+$!CA*@6H%J(:@+5(E23J]*903:-:C&H&U1)*LP>" M)D;8=7_HWS'+@HNWRX+-
-0$:$T2U$-4$JD6U]B:8M7D&1J+=*E33J!:CFD&U MA-+L7:J:!&#/G0!L.=W?_68!=S]MG^51+4"U$-4$JD6H)E%-H9I&M1C5#*HE
ME&:/$$UJL.>CT_T>F@Y$M0#50E03J!:AFD0UA6H:U6)4,ZB64)H]$#3IP)[[ M4PB/F.[7\IM0T' S%>0^A-;ECF8 44V@6K3C#O8W[V")=JM03:-:C&H&U1)* MLROYU=ZT[GC?
_DF_^OXYPJN)_Y?G]&EK6;.[UK+;UK+[UK(;U[([U[);U[)[ MU[*;U[*[U[+;U[+[U_X>BDPCL]=DY/QE[ND&U -5"5!.H%J&:1#6%:AK5 M8E0SJ)90FCT0-!'
GOMC!O=LHN=NW;KNT<0?JH6H)E M0C6):@K5-*K%J&9J M[?6F>]UM>_/MOYY=JTU*K^=.Z8GQMVH"/Z_FZCMW_W +K>L53>VA6HAJ M4B M5).HIE!-HUJ,:J;6_+
[]DDE_.#P;;)9L?=7-#5:Z%^<[BK:)V_6.C=N]78I7 M%^YZ+XZ[M]8%CH;N4"U$-8%J$:I)5%.HIE$M1C6#:@FEV>-$$[KKL:&['AJZ M0[4 U4)4$Z@6H9I$-85J&M5B5#.HEE":/1
TH;N>.W1WR"P?_;@^5 M0+40U M@6H1JDE44ZBF42U&-5-K!\WR+UK.\OM-RJZ_-V7G.V;YVXK8+;8M8E0+4"U$ M-8%J$:I)5%.HIE$M1C6#:@FEV6-!DZ?KLWFZ/IJG0[4
U4)4$Z@6H9I$-85J M&M5B5#.HEE":/1 T>;J^.T^WY]R:NW7KND>#=:@6UMKK,R*]P=LS)^+ ZT7H MT4E44ZBF42U&-5-K!8-J":79M=HDYOKNQ-Q/B^EM5GCYO9=]*[/9?)S/O/RIK+
[, MJ]G\RV5;ZQ@-R:%:@&IAK0U?U6=_LX31Y!NJ2513J*91+48U@VH)I=F%WB3? M^LY S57X4MYEM5S?6L]DON<&U0)4"_?<5?YYQQNE_YUOG7R3!Q*AFD0UA6H:
MU6)4,ZB64)I=YTVPK>\.MAWQ9A:WW'H 0$-OJ!:BFD"U"-5DK;D_IDRA?6I4 MBU'-H%I":7:M-\&XOCL8=Y//RF)\NUA/U^^+?.K-\MG=\M)\4EWYP1O7&9MM
MSV77;KUUO:.A.50+44W4VNOENK\E$!FAO4I44ZBF42U&-8-J":79%=^DZOKN M5-WG;)J.9\O*_KAZ?N,^]3.AYY?Q^7CY[)J]^M3LCM//^&)NE0+4"U M$-4$JD6H)E%-
```

H9I&M;C6K)#YEI=*#=IK0FEVU3<9N;Y[Y]N_O9[#;ZUI-!2' M:D&MN6>@(=JG0+4(U22J*533J!:CFD&UA-+LBF[";GUWV&U/;J:ZX./HWXMY M6?V*Q'O[J%US:-
A.%0+44V@6H1J$M44JFE4BU'-H%I":=;8,&@R=8,.FJ,9 MH($Z5 M0+40U@6H1JDE44ZBF42U&-8-J":79 T$3J!NXM[4]XJ5\M]QZ3$"S M=;7VYC.S-
I<$:*\"U2)4DZBF4$VC6HQJ!M422K.KO4G-#=RIN?U+@G!1Y*-\ M,DD+]P85[HY:%S\:L$.U$-4$JD6H)E%-H9I&M1C5#*HEE&8/$4U8;]!C5P9H M0@_5
E0+44V@6H1J$M44JFE4BU'-H%I":?9 T(3Y!NZVCK S+L=(-J0:V] M61F<%C%@IH3A#5@EK;NRM$B'8K M4"U"-8EJ"M4TJL6H9E MH32[W)N@X, =%-R_-!#9*"O2B2<6L]%\]
()K""71B@(4-4"U M1#6! M:A&J2513J*91+48U@VH)I5D#P;)&0[=']QWQ,+ +;<=$U MJ+4W9Q VUP5H MKP+5(E23J*903:-:C&H&U1)*LZN]21(.W4G"_>N"U2]WO=7 K;>N>#1-
B&HA MJ@E4BU!-HII"-8UJ,:H95$LHS1X7FLSAL(LN!X9HLA#5 E0+44V@6H1J$M44 MJFE4BU'-H%I":?9 T"0+A^Z/ 3QF.8"&#%$MJ+4][SU&^Q2H%J&:1#6%:AK5
M8E0SJ)90FEWK37APZ,PG'; 8J$:#;+TKE_-]!NY^6E<^J06H%J*:0+4(U22J M*533J!:CFD&UA-+L$:))& X'[+(S1&B6H!J(:H)5(M03:*:0C6-:C&J&51+ M*,T>")H-
M,]W>_6\#=3^N*1@.!J!:BFD"U"-4DJBE4TZ@6 MHYI!M832[!&B20T.V2UXAV@Z$-4"5 M13:!:A&H2U12J:52+4AH#?O%D"[%:@6[;@1;][R(-%N%:H5(M1S:!:
M0FE6)9\U\;ZSH_;EK2Y0],9NUGN&1@!1+4"U-4JD6H)E%-H9I&M1C5#*HE ME&8/!T\.RHS7K=K5O7_6$;W09HKR&J"52+4$VBFD(UC6HQJAE42RC-KN@F MRW?
VNV7YW'+K:E]K?L]>LO:[O?YFO:,?!HAJ M4B5).HIE!-HUJ,:@;5$DI; MU_OI_#'+RB MTZO+:58\9#?99#+W[I;/T,OY_*M+O2*[K\8#__W'[LGIF\N% M_S[RMUPN_?=Z=?
EIPU]=/J4/69(6#^/9W)MD]U57G7=GU1-U,7YX?/FAS)^J M>C[Q;O.RS*>K;Q^K428KEE>H?G^?Y^7W'Y8=/.?%;ZN;<_5_4$L#!!0 (M ,:"1EJESQX;^0D ']M 9 >&PO=V]R:W-
H965T8#L2L)&AN\@),> M:7_\ J9=+B@?0_>[_:'C"_407HZ>BV)Q- M)OGB2:ZC?)QN9%)^\Y!FZZ@HWV:/DWR3R6A9-UJO)O9TZD_649R,+L_KSVZS MR_-T6ZSB1-YF+-^NUU'VS[5-
347TPN3S?1(_R3A:?-[=9 M^6ZRIRSCM4SR.$U8)A\N1E?6F?#K!O42O\?R)3]XS:I-N4_3OZLW;Y87HVFU M1G(E%T6%B,H_S_)&KE85J5R/_S30T3YFU?#P]5>ZJ#>^W)C[*)J/>%D\
M78SF([:4#]%V57Q,7_XEFPWR*MXB7>7U_^RE678Z8HMM7J3KIG&Y!NLXV?V- MOC0=<=# .=; ;AK8K0:V?:2!TS1P^D9PFP9NWPA>T\#KV\!O&OAUW^\ZJ^[I M,"JBR_,L?
6%9M71)JU[4;GDZ)< MB0HU630!KW&]N&)]C8!F)1;O^\"^VL77-LD,92+ M,7.LU\R>VB[[?!>R5S_^PHHL2LK#V+""-S3N:OO8Q9FV$[M6O#_.(=9*],?8 M9HRF@;/?#9V:ZQSEWA?
L39(7V;8?[Z< M![X3V.>3YT,INXM-]24$M836Z=Z^TSVRT^N#ZFNGLT6:%\;QVNO$M:;!?*ZO MW0T9:FB?[6 ^'9)WEW)=UVKU&FB]M [V]QWLDQW\85OD19D&X^211>MCNZ[?
MV0QG&GB^[[=ZF(PUM(=[!N5^1WS;]6:^/6MU,VCEM&Z>[;MY1G9SF '!I0H&BZ(=S;FMX0BLU.3+Y_B,NGLIALI#E MNA3L8U1(]N&!>6-GYOUDU(^,/G2"G]XD/6/>"P^.>K-
S*./Z[MM5: >2>^X'!I7H&BZ,LH#L<@I M>%^7MJ%H8YO?/4Z@KD:OF!P:4Z!HNAK*L;!HR^+8U*S7A&Q^;$*&-!-NH+00 M2N-0FD#1])^%E6]B3Z$3,AOI4=Q
:2&4QJ$T@:+I,BLWQJ;=F!,3,KKU8%6M MSI#J&29:(30JA]($BJ;KI7P2FYR@GYZVT>T'*V:;3TOF["G@(Y4!\(2@NA- ZE"11-EUFY10[M%O4; MCFG(8"MSG!LF4P^:%0.I0D439?
MX'H@VC#J5UI/0P;+UG6%',\D&_8:'^Q% M/O\/5\A1KI!#NT+'LNCM]GX5+PZM!J.<4,,(2@NA- ZE"11-%UT92XZ'S:10 MSPA*"Z$T#J4)%$V767E&#EW,\SF1R:(N)2^/ZV4]-
U6:9U$1IT:QH2T SJ!34TRZ)%@_I 4)I T731 ME_DT#Y0_Z1:?O@N^A*OMVNCK%"C"$H+H30.I0D439=?&4I.@$VO4&L)2@NA M- ZE"11-OT!>&5#N*0-J=W"OY+/,HL=F>&:O-
C);E+*;;M9P32.'2MW0#I/K M=-RJO0RA(3F4)E T74'E*+ET(=%;33FC7E /J:'I>OEMO:#6$)0F4#1=+V4- MN;0U="RONN-
I\)/VL_AKM9!15JA[!*6%4!J'T@2*INNO/"87>],9%^HV06DA ME,:A-(&BZ3(?W'KF1*427=_I&NJ*3!?MO['@WHW4%H(I7$H3:!H MNLS*Y/%HD^=$^FM::_.P.A.U;W\)-65Z1N70J
)%TY50=HM'E_2<3']-^TX> MFG7N10JU3OJ&Y="P D73U5"NB/=ME3KOJU'P3QEEP^Y&YHSGOO$"(7HU!@^; M4!,&2N-0FD#1]-WCX-;!V)H>#UK3 Z6%4!J'T@2*ILNL/"#OQ
UZ3F1'PXUR M3)-#.LI@O?I%Y="H D73E5!NC$=7YIS.CC-SFIJW[R--!QHL1L^P'!I6H&BZ M&LHT\;ZMY,89!]ZPR2&TY@9*"Z$T#J4)%$W77UDU'K;FQH/6W$!I(93&H32!
MHNFW[U<>D$][0"?27]-:2T0SP^20CC)4KYY1.32J0-%T)90;X].U,R?37].^ M:U*V;\5)!QHL1L^P'!I6H&@[-28'SX=:R^RQ?I)7SNK[=^R>T;/_=/^TL*OZ
M&5FMSZ^MLQO+\'EHG8G=L\ 4?O=HLG=1]A@G.5O)AS+4=#PK=^ML][2OW9LB MW=1/I[I/BR)=UR^?9+246;5 ^?U#6F;9YDT58/_,M]?O9;,F2
M,#OC*Y:J;QZY2$*IWHI%/UL)%LZW04G!3M%C*_(/^9+P*%^R>R<^K.Z'>]4O*/$I8FD4\ M)8(]7O0NS74!VR-^C]@FVWM-\E.9G/O@W9.[RS\OK]Y[Y"VY9[.U
M8'/R@0NY4%HD'[ED&7GM,AE&46BE#PL^3H+TWDV[DLUB!S5GQ4)KW8) MZ9&$+IN=D8'YAE"#6N3SO4M>O_I%B6?_K94N2O]^H [^PQOG0MNU&8;6YNA:VG91:0\>F3J.P
MR*0^$A: 8+7"#LO"#K6%+;N!?*8_5%-M>-<9'0ESD3 /"?.1L $JZG#+M5A M0Y=_&RD6),Q%PCPDS$?" A"L)A:G%(L#6?Z=UH1M62\O2M8#.^%ADCR4O?$/,PST:CJ=6 RW-
GG)B&F@:^>S^A9W7M$:$T%TKSH#0?2@M0 MM+IB*E?1Q-J*)M17A-)<*,V#TGPH+4#1ZJ*IW$438R^:;:NOM="T#W&,5J_J M'CJ,#H?-
NP;]N#O7#&H:HFCUFE6VH:GW#6]2U1NP3!*AFH2#Q=K%YRM85:TS M8^ ,FR4[\4!7/Z+.UR/4-H32 A2M7MO*.33UUN$#$TF4KC-RM_OO5Z2NSIN4 M7,HX3&5X4B\ -1>A-!=*\Z
T'TH+4+2ZC"J+T<1ZC";49(327"C-@])*"U MT>JBJ:Q&$^,UZC&=Q0+U)*$TKZ#5_L%)3:/9T_@'CC.=4:OW"5"CJQ>XLAQ- MO>?X_<8!Z;!=0VDNE.85M&;G8P^L9FFAIB.*5A=
93N:I_J.@H4Q45)00GC9 M:).W&M]TNVZN]/3.\H :DU":9[9M5=H4!M1P1-'J&Y(JQY'J'<>\7WA#-MN= MB&Q.PBF3GK6A0GQ%*\Z T'TH+4+2ZYVA-(*,V'T@+:]FAM
M>_^VIZZ"RKFD/^A5G4JR?2:%^)I3F0FD>E.9# M:0&*5A=-Y6=2C)^IQW06"]3/A-(*,V'T@+:]E!']N!HSU&9GO0'34]]?.?R M0TU/*,V#TGPH+:"'#5EK[Y&3G0#Z>T]OYH__?@C%
(DHS$K-'%6B<.4I!8O=$ M[>Z-Y*OM YU3+B5/MB^73+4@(C] ??_(U3Q1O,F?$2V?:Y[\!U!+ P04 M" #&@D9:N*T$6#@" 2!0 &0 'AL+W=O7 MJF3&AFI-
=:V0K3RI%#0<#L]IR7A%DMBOS542R\8(7N%<@6[*DJGG*0JY'9. MO"S<\W5AW)-XIJM<8'FH9XK&]%>9<5+K#27%2C,QV027,XBA_> [QRW>F<.
MSLE2RD<7W*S&9.@20H&9<0K,#AN_?M:@'SR<_)],L5?([4Z""%)<&;JKVDKAJ'Z=H&!?ZQ$(>%BD< M'YW $? *IEP("] Q-38;ITFS[N1I>W)XX.04LP%$P2F$PW"TASY[.SUZ3:>V
M!GTAPKX0H=>+#NI9RRG7F9"Z40B_)DMME+UEO_=9:[5&^[5W$J#&FKVS)8"3R%G7,&&B0;WN6ZE M@O:7N/=ADT2#(*:;73=[0.%@U(/:+.G.C76OQ5>FUKS2(#"WK.'@XHR
:CNP M#8RL_25>2F-;PD\+^VBA<@"[GTMKI M<7_3/8/(74$L#!!0 (,:"1EJT M5>$;U@(# (9 >&PO=V]R:W-H965TF M*#C@I"+EF>E85F#FF% C'%1C$QX.6"DS0F'"D2CS'//?
8\C8:FC8QF;@GBQ2 MJ0?,<%#@!4Q!/A83KGIFJY*0'*@@C"(.\Z$QLJ^B0.,KP%<"*['51MK)C+$G MW;E-AH:E-P09Q%(K8/5:PC5DF192V_C5:!KMDIJXW=ZH?ZB*R\S+.":9=](
M(M.AT3=0 G-<9O*>K3Y"X\?7>C'+1/5$JQH;*'!<"LGRAJQVD!-:O_&ZB<,6 MP0X.$)R&X.P3O ,$MR&X+R5X#<&K(E-;J>(088G# 6E&%P3
MJH]]*KF:)8HGP\]?'FZF:#+Z/AI_ND'GZ)9*X" D@K6Z60+0:002DTR? HK:#[AB5J4 W-(%D5\!4 M#EH;SL;&V#FJ&$%\@5S['7(LQ^O8T/7+Z6X'/7HYW3GBQFT/Q:WTW(-Z,XDB
M(N*,B9(#^C&:"MI=/&E2AP#$-#Y04!? E&^/:-'5CON^+T MFF+1*XGMQ-!K8^@=4P\?F,29NJ?-=28T+CG?OVMU &LAOQ+2:7(9VJYO.?[
M7&Z'I@/FN'W7VH5%SV']WJ7;:U$[;OS6C7_43?M9QK@@RACYTVVE5@FV%C^W M'=^[W+/2!>N[06_/2A?,]RRKVTO0>@G^YV2:1-/E)NB(N./U@CTW'3#+]P)W
MS\US6,_QGQV,N95+<^"+JB8)%+.2RCH?M:-MV1M5V7YO?*S*85V]_LG4M?0. M\P6A F4P5Y+614_MB=?UJ>Y(5E09>\:DRO]5,U4E';@&J/DY8W+3T0NT/PGA M7U!+ P04 "
#&@D9:F>J)QLH" !U"0 &0 'AL+W=OR4T,R*^OF]B8CZ?*T8S6 B MD%RG*1%/E\#X=F"YUO.-&[I,E+EA1_T56<(4U-UJ(G3/KESF-(5,4IXA 8N! M-70O1CU3GQ?
\I+"5.VUDDLPXOS>=K_.!Y1@@8! KXT#T90,C8,P8:8R'TM.J MIC3"W?:S^^<\N\XR(Q)&G/VB<*J%'J=:IZ/K'[=4438:_AY??KM!'-(:9TOYJ+:BB M(-'I&!2A3)[IL;OI&)V>G*$31#-
TF_"U)-E<]FVE.8R;'9=S7A9SXE?F'$-\ MCCSW \(.[C3(1V^7>R_EMDY?+0&NE@#G?MZK?CKRF,J8<;D6@/X,9U()_?_Z MVQ2M\.HT>YEG[D*N2 P#2S]4$L0&K.C].S=P/C4%_4]F+V)
[56ROS3W2J^UFUWT5O,CT3L5>N<0>M"$7JB"'72,'1>'>^BMYD>B M^Q6Z?P@];$+W:^B>%WH>WD-O-3\2/:C0@T/HW2;TH+[JOJ,_>^BMYD>BAQ5Z M>
B]UX0>UM%#OX[>:GXD>K="[[:BWR:@=^>% M$4H%L+X+K8K2=HG>/(!+TJ M0:\] 5>$H6NN]'8R(4]DQJ I2J_VWO%3/2Y"(0IT.,+KB.4';/U M5B>MZ!]02P,$% @
QH)&6@8X/SYI!P P50 !D !X;"]W;W)K&ULM=Q;;]LV& ;@OT)XQ= "G:V:V#3^^ST^D2D2TAS:K;BA MNQAVP=A,+%0'3Y+M#-B/GTZQ3$>F)?1=+EK;\?>03EY(E#Y%Y]LH_IXLA4C)
M2^"'R45OF::K3X-!,E^*@"?]:"7"[#M/41SP-'L:/P^252SXHB@*_(&A:>-! MP+VP-SLO7OL:S\ZC=>I[H?@:DV0=!#S^YTKXT?:BI_=>7[CUGI=I_L)@=K[B MS^).I
^KKW'V;+!3%EX@PL2+0A*+IXO>I?Z)F45!\8YOGM@F>X])_E$>H^A[M_H0M+GI:/B/ABWF:$SS[;R.NA>_G4C:/ORNTMQLS+]Q__*K3XL-G'^:1)^(Z M\O_P%NGRHC?
MD85XXFL_O8VVKJ@^T"CWYI&?%/^2;?5>K4?FZR2-@JHXFT'@ MA>7__*7Z0>P5Z,,C!4958+0M,*L"\[!@?*1@6!4,VXXPJ@I&;0O&5<&X;<&D
M*IBT+9A6!=.V!6=5P5D1A_+W5_SR+9[RV7D<;4F;4'9S>7/-+C\3=G-W?_OPQ;ZYOR._D!L>QSR/ M)'EOB91[?O(A>_7ASB+OWWT@[X@7DOMEMYXNC.!VDVJ9P>S*L)6.4$C",3
MT WR)0K394+L<"$6,C#(/LWN(QFO'^G*4(J_S],^TF7I0/&\IM=?GE^EE93M7EO_$PF_SX:+G3?O)F0[E[8O*K MN$_TLZ/E[,3DU_GDIT6YK@B"NYLRN7]^SKY'6"J"Y*^&B5V5 MT+
9RG)7F,6C&, MD0E&8A82LY$816(.$G.1& -A4H(GNP1/E-OB?(-+>!"MP\;M[N3-[G>HY5_R M'OA:.4;7/+8;TT:.2=N-Z2#'=-R4!C2NF8[M(Q/9F.CV1;G '*]LY\(V+^ M+.HE97:5*I=-
W9(S"HQW=S[J6M];3B;..7H M75-88KHF#ZE-1]K^U\$4;.04*!)SD)B+Q!@(DR*I:_7)4JW;D0Y[W7+>YJF\ MV_)5J\,?]3!=-ZA0S8)J-E2C4,V!:BY48RA-#OI>5T!'0A5$BK+2,V":C94
MHU#-@6HN5&,H3.J=1"Y]Q!FTY0S89JM-+TX<$AWW@\&1U& M#]I5>AWX\%C3.)L>AN__Z!GI==-(5W>-WJQ2\V9PL3AMS"&T6035+*AF0S4* MU1RHYD(UAM+D.-?
=)7T$6XM"^TI0S8)J-E2C4,V!:BY48RA-SG+=7]*5)__W ML\R31#0O2*&M):AF59K-(5W>.*/=BLN'^ M6N17F2QV06V,*+)Q<@W5+/UM'T;7#R\Q@0Y)H9H#U5RHQE":G-
&Z?:6K^U=- M*UOS^,H6VK:":A94LZ$:A6H.5'.A&D-I?\0CME4,VNM/U= MLSEZV]VDT%$=J.9"-7;Z)R)GKFZ2&>HFV0]<7ZB6.^<1VC&K-/7%CS9T3 K5 M'*CF0C6&TN3,UITPX^0?
6NDG+C]LS"NT*P;5+*AF0S4*U1RHYD(UAM+D7-== M,0/V9U<&M#D&U2RH9D,U"M4YA?;.H!J%:@Y4"7'WZN[^ MG)?%72D']=O+FWM^X?&S%R;$%T]9J=:?9!O"N+Q?
9ODDC5;%S10?HS2-@N+A M,DN_B/,W9-]_BJ+T]4D^P.ZNI;/_%!+ P04 " #&@D9:AQIB#I,# "? M"0 &0 'AL+W=OS#8A\8:6P1E4B7I.SL?GV'E*SZH@1^Z(M$4G-&
M,V&*P57MK8CQY%N*[V4RS MH>,9@Z" 5!L-%%\;F$!1&$5HQH]&&I]/^T@#WUSOM7ZSOZ,LS53 1Q=\LT_G0
M^=,A&2QI5>B9V'Z%QI_(Z$M%H>R3;!M9SR%H;0H&S!:4#)>O^E+P\,>H!>_ M O ;@'\,"%\!! T@.!<0-H#0,E.[8GE(J*:C@11;(HTT:C,+2Z9%H_N,F[#/ MM<2O#'%ZE-S.ID_CQ?
3IEGR9WH_O)]/Q7V1Z/U_,'N]N[Q=S\I',,=6RJ@ B MEF0&:4&58DN64ALWS"1S/D[3]JP*JB$CWW0.DDQ$B7F8FP39)GR5)1 +A+0 ME!7J$M4^SA-R\?
Z2O">,DT4N*D5YI@:N1J^,;6[:>'!3>^"_XD'/)W>"ZUR1 M6YY!=JC 13I:3OP=)S?^FQH32*](T/N#^)X?=A@T.1\>=,"3\^'^&]X$;80#
MJR]X59]D&ZKK*"@M*RQ:K0B23;Y"MF)\A='#STPS4"1A*BV$JB20?\;/*(Z% M^6]74.J?AMT_-A81%>\)Y4 MT$5>;7R\Y_+'R_\(_8ZI()/QU+)J53?"[O9BUOVXC?96PA-"T+W\NK0)6*S
MF.LZP9 TY(PK4;#,TJ@TONJ*1S!."]+V[]I.&6-[N1Z=W^#T40\+O]34H\L= ME=CE%"E@B2J]]S[:).MQH-YHL;87Y+/0>-W:98X3%$@C@-
^70NC=QOR@G&ULK55=3]LP%/TK5H8FD#;RG0!K(T$+HQ+3*EJVAVD/;G+; M6#AQ9CLM_/O92]I+8SCWGGG-C7P\VC#^*'$"BIX*68FCE4E87MBW2 M' HL3ED%I?JR9+S
4DWYRA85!YPUH(+:GN-$=H%):26#9FW*DP&K)24E3#D2 M=5%@_GP%E&V&EFN]+-R352[U@IT,*KR"&JUA!)1J(B7C3\=I]2DU M<'O\PG[3>%=>%EC B-&?))/YT#JS4 9+7%-
YSS:WT/D)-5_*J&B>:-/&AKZ% MTEI(5G1@I: @9?O&3UT=M@!NL ?@=0#OO0"_ _B-T5998VN,)4X&G&T0U]&* M30^:VC1HY8:4^B_.)%=?B<+)Y/O\]OH>W4TNKR9WD_GD>H:.QR
QH>($?48/ MLS$Z/CI!1XB4:)ZS6N R$P-;JLP:;Z==EJLVB[($!/GH_ MW'\-MY7?WK37F_8:/G^?:9D#1W<$+P@EDH! 8R)2RD3- ?VZ7 C)U?;Z;?+9
M$@=F8GWD+D2%4QA:ZDP)X&NPDH\?W,CY8G+]G\A>U<#O:^ ?8D^^399;GK#AT4UAG82.XZC_L-[V8HCR_>"LCWHE,NA%!@=%3CE4F&2J M7932)*U%1UM)_<\.-
^1]C9*"8L]L[2PEQ8>E#:#M.:J8JIG5$P0:3P5X9O, M;NP$NZ4S1(5.Z)CU1;V^Z*"^=H_3?WO]U2KU-?4-\Q4IA3H'2P5T3F/%P-O6 MWTXDJYKNN6!2]>)FF*O;$K@.4-^7C,F7B6[(_?
V;_502P,$% @ QH)& M6@ #4')8 @ Y 0 !D !X;"]W;W)K&UL?51- M;]LP#/TKA%<,+3#$L9-"-^H',,M$F[Y9"T:-KM,.R@V$PB5)8\B4ZZ?S_*=HT, M37NQ18KO\9$FG>R,?
78;1(*70FDW"C9$Y648NFR#A7]4Z+FFY6QA2 V[3IT MI461UZ!"A7&_?Q860NH@36K?O4T34Y&2&N\MN*HHA/U[CY'I# MWA&F22G6N$!Z*N\M6V"DLL"M9-
&@\75*+B*+J^'/KX.^"%QY_;.X"M9&O/L MC6D^"OI>$"K,R#,(?FUQC$IY(I;QI^4,NI0>N']^9;^M:^=:EL+AV*B?,J?- M*+@((,>5J!0]F-UW;.LY]7R94:Y^PJZ)/3T-
(*L3J%8Y$232Q)H=6!_-;/Y0EUJC69S4_J,LR/*M9!REX[O9;/HX MNYD_+N!J/H'QW?QQ.O]V,Q]/;Q9P/$$24KD3. *I82:5XE:Z)"1.[0G"K$US MW:2)WTDSP:P'@^@+Q/UX"$^+"1P?G?
Q/$[+R3G[H\XD.IA(ERGC*HOPZVKIR/(,_#XDODDR/)S$[\6E*T6&HX 'WZ'= M8I!^_A2=];]^4,*@*V'P$7MZ6Y$7:)9*KH6?5 >5SM&"0IZV@[UN"*.FV7[M MMFD41;V+)-P>$#+LA
P_%++?2XM*$.9 AK_[%EWKEGX1A0)V\#5/_Y(.Z1N^ MU7?^1EVX-[1^_V?"KB47KW#%J'[OG#?&-CO5&&3*>HZ7AG@KZN.&?T-H?0#? MKXRA5\.O1O=C2_\!4$L#!!0 (
,:"1EHK!+NPE@D ,AE 9 >&PO M=V]R:W-H965T$79F0'VQYR%[B G?!H$;_[AG?O1^VU-['PL>O;=U MDB[HSVXV[AM;L.1Y\Q"+3_T]9>4%+.1>%)*8O=[V[M1KJH_3@*S$/SWVSBOO
M2;HJ+U'T+?U 5[<]):T1\]DR21&N>-FQ.?/]E"3J\5L![>USIH'5]Q]T*UMY ML3(O+F?SR/^7MTK6M[U)CZS8J[OUD\?HW6'%"@U3WC+R>?:?O!=EE1Y9;GD2 M!46PJ$'@A?
FK^[WX(2H!NG8D0"L"M$; X%@&O0C0SPT8% L#@2,"P"!B> MFV%4!(S.#1@7 >-&@#8]$C I B;G9I@6 =-,#GG[98UON(D[NXFC=Q*GI04M M?9,I*(L6;>Z%J=@722R^]41<,EL\?
9W_P_GZBV$^+OY&S%^?Z=._R<_DBQO' M;BI#\LE@B>OY_(+\1/J$K]V8<>*%Y#GT$GXI%HKW3^MHR]UPQ6_ZB:A32NXO MB_SS/+]V)+]*/D=ALN;$#%=LU1)ORN/U4_'6B?S:*0
]40%% NB+UM@WB?;1 M)/>:E&BQERNBC"Z)IFB#ZJ^>O[3]QG*@P9971%<+X//"()^NC@+;,C!7Z*= M "M_&S*P0NVV8.U/?C5"]UPZ;G^_[R0)UZR3;O+MB;_LWX.^WRPW@GLG
\N M?XZC-/HGK']-R?J^<]&S3/J13'/?Y9Q$KV211,MOY#^_B.\)35C_]M2[?L< M-FB'I7O]:[YQE^RV)W;KG,4[UIO]]2_J2/E[VR:!A!E(F(F$64B8C80Y2!@% MP6HJ'NQ5/)#19_,H",2PC*
<:OB0;-R8[U]^*/:/8\VWYBFQ8G&\R%^3WRF;4 MIG!IHJX*SV'##):.:73PG OA:%4 M"I3SK=@%L;1/6U9DT=;64E+7MD;"#"3,1,*LX4&##48311DT9'183&G(Z+"$
MJNBJUBA&096O:6FTU])(JJ6%ZVVA8RG8V$.4@8!<%JHA[O13V6 MBMKP=MZ*B9D@B=Y;9U/WTOBN:AP?;.;#H3)M[@:1*4TDS#JK_O9AJ<%4GS0Z M1:>EU&2H#1L]WJF,M5:?
[%M](FWUIYBY?!O_R,?YEV21#8 NR2-+O)BM1&=U M?$@T.=ALM:$^&D[T>L7GTAIT[7B0,!,)LY P&PESD# *@M74.MVK=2K?\>:S MW+OE;]M4G9?D;L=B]XV1>
<03\B!VPEF)DX/Y/,NXNBF-KP:-S7(NK4M7W2)A M)A)F(6VN8@810$J^E650Q7SM M;-&F6WF2KKM@*,V TDPHS2IHZ4LY[[A2]&EC=PW-ZD!I%$6K M"[AB-JA2
9O!QH]^,%8<$'S8QLNURQEY\-U0]+>:HJG%5X]LL_\RCMYB-VB5 MLC1=9RDC:0:49D)I%I1F0VD.E$91M+K@M5+P&O((>$%#Z1E),Z T$TJSH#0; M2G.@-(JBU?
5<&CJJ]$C[[,O^*%7A%7WTTJOL<'B^\$(ZX9-GZ*QQJ,\#I9E0 MFE70:C-E19MJS=%'2['A8- \SMY63)LJC;$,1:U"76ZE\Z+*K9>[(-J&245N M:^:W'E62:L2H;X/E&9 :2:49D%I-I3F0&D4
M1:LKN[2=U!%T2 JUCZ T THSH30+2K.A- =*HRA:7<^EXZ3*+:>&C_IQAB+G MVRZ#4J@M5="J@ZNIV \JS9V< 4UK0FD6E&9#:0Z41E&TNH!+\TR5NVH[. Z8*K]
(]3N@M(L*,V&TAPHC:)H]7/A M2\]+DWM>QR9B7Z*=?"(FYW;5+)1F0&DFE&9!:3:4YD!I%$6K*[LTPS05.1'3 MH%X7E&9 :2:49D%I-I3F0&D41:OKN?2Z-*GW@)F(R7-T5CG4
2MHM5-,E99I MG0E-:T%I-I3F0&D41:L+N#2W-+FY!9F(R7-T%C#4WBIHU5/6=/5*:5X4 DUJ M06DVE.9 :11%J\NW-,LTN5G694(G1W56*=0OTUK\H8J8I:/;9?
EVGIDFERE^S!_9$>^.7[(PS9D85,N,N()^US,:@I M!J494)H)I5E0F@VE.5 :U0XO/U35HV(MO35-[JV=O@Q6#N@LS4-'31T?^&G0
MG":49IVU!C8TIP.ET8(V.K8&]3OHE/Z7+O>_OB9K%I,D=D/NYM=ZQ@OBS\AR=58Z]2Q_V-GW8^_1A;]2'O5,?]E9]+5>6 MC>HN>5W I<&ERPVNAH"744+-Y71LNM&H::7U": :69
M4)H%I=E0F@.E4;W%@E2&1P\,Z*7YI2QM, M[W09V1\?7$ M,BC-@-),O>5>@BUG0UK0K#:4YD!I%$7+)=RO/-4A8/%;]D@0 M+I2Y#9/\'NS[I?
O'CMQE#]MH+)^KUX;:LMQ2KYW\H2(E/G_&R6,OL M_U!+ P04 " #&@D9:!'>-C3L# !]"0 &0 'AL+W=O^[L.P_67-S*)8 B]UF:RZ&U5*HXM6T9 M+R&C\I@@7D..7.1<953@5"UL6
FAB0%EJ>X[3M3/*7KH>5:FX5KME@JO6"'@X(N8 +JIK@2.+,;EH1ED$O&L:UO' M(G$I%<]J,'J0L;SZI_=U'+8 ;GDO'WF\OI M+_*!1$PJP6:ER0V?D^OQY91,Z3V=I4 N\YAG0-
Y%H"A+Y1':WTPB\N[U$7E- M6$ZF2UY*FB=R8"MT46]DQ[4[YY4[WAYW7(]\Y;E:2C+.$T@>$]BHK1'H;02> M>\R1A ?$]]]3SS'"UH<&AT.]UO@T>%P[QDU?
I,NW_#Y>_C&=R53#^3WV0SS M@W?F3UN(*XJ@G4+7D5-9T!B&%A8*"6(%5OCFE=MU/K:%YR7)HAQ2ZH E= M\!Q[..)9AH 5K75/MTM
M_SZXGKNC8M1BY3LG.U);C#S?;1?:;81V#Q2*-07N8Y!2EZ*X%)R11Z BJHN M)=O%2@!>$0'8F52KZ.Y33S'!G>Z.ZA8SO]_W=TY"]-3,:1?=:T3W#A1-BR)E MF%W,8J;
[_W_J[CT]C!WO)-@]VFUF?M_9U=UBUO>W&E,&8F$:O,13 M6N:J*N'-:O.&.#.MH/FQ17^!5!+ P04 " #&@D9:0_8 M&^T# !R$0 &0 'AL+W=O0(Q26W/)";M99IKTMAIYZ;3%PJL;4T
44G8Z;>O! 0_5":^ M*??&1F+WK_VMGAEM&'\6*P")7K(T%V-K)65Q8=LB7D%&Q!DK(%=O%HQG1*HB M7]]JBX$"2RBE+;==Q CLC-+&>(U%F&>'_7$'*-F,+6Z\5
M#W2YDKK"GHP*LH09R,?BGJN2W:HD-(-<4)8C#HNQ=8DO(NQKA\KB=PH;L?., M-,H38\^Z<).,+4='!"G$4DL0];>&*:2I5E)Q_-V(6FV;VG'W^57]IPI>P3P1 M 5.6_D$3N1I;H8426)
RE0]L\Q$:H('6BUD]JE^T:6P="\6ED"QKG%4$&(V#=ZJ#WSA4J;9KE"H/$9%D,N)L@[BV5FKZ MH4IFY:WP::[[?2:Y>DN5GYS,YG?37S[>W4;7#[/OT?5OCS?SS^@#FI,7)"21
MI4!L@2(J)*=/I>XI@=Y%(E-Q7ME-V59IGIO)EG\K(K?(AN)%>$@1K94T>DV M[+B)Y*J.Q#T2"7;1)Y;+E4#7>0+)OH"ML%HV]Y7MRNU4C" ^0Q[^;F.ZQL"
MFI[N[AG>M>H]N)&3B+U.R:S'?+*97 MDPM1D!C&EEHN!/ U6)/OOL&!\Z,I47V*13V)[271;Y/H=ZE/YDR2]& \WP-' M,SUHT3N:HU(DJ% UU3!^;\ILW8)>
503>EU=3_"9&X[L]6[*3K**S%;#UFH/ M',[=DPAK>3S %Y\$!:&VYR^F8 M(8,6,NB$?,PYQ*20)8<$S9I=!+L#!_VL=KL308..J&K"-RVBP)0#QQ_X1WIQ MV (..P%;)B? Z$[-]<]
.+K,6)E+H;LU3IDH3QZUPS=1AT80)_0<]P#9:.F% MYRYVSSCQ?A+;RQUVM@<8I\]]L5'K*8^]JD5]J>UGR=0Y"T-G&(;FJ8?=+;3;"7W+\N6'.? ,34E!50+JA.I-
MQ,C7J?;%PZ=/M:@OM?U,;L^GN-<#*N[UA-JK6M27VGXFMX=4_/5/J4T3@XZM M#QM.GT?V/K.I'UW:VO;#P>7U77YH/Y*?U"H+KE; MF?IKQ"?"EU3E)(6%DG3.AHJ2UQ?

|NB!945UYGYA4%^CJ<04D :X-U/L%8_*U MH!MH/[-,_@502P,$% @ QH)&6JAUR/#&ULM9O1;J-&%(9?9>2NJEVI&|. C9TZEC9FH*FZ MV2C>32^J7DQ@;*,%QCL,|6[5A^^
,1B;3&SUY"8V^)QO8,X?#O,+)ALNOF8K MQB3ZGL1I=M5;2;F^[/>S8,42FEWP-4O5+PLN$BK5IECVL[5@-"R3DKB/#6/8 M3VB4]J:3[L=]]%R)8L=_>ED39=L
MSN27]9U06_V:$D8)2[.(ITBPQ57O@WGI8ZM(*",>(K;)]KZCXE0>.?]:;-R$ M5SVC."(6LT 6"*H^GMB,Q7%!4L?QK8+VZC&+Q/WO.[I7GKPZF4>:L1F/_XQ" MN;KJC7HH9
N:Q_*>;WYCU0D-"E[XZS|BS;;6&?<0T&>29Y4R>H(DBC=?M+O MU43L)2A.=P*N$O!A@OU,@E4E6*>.8%<)]F""|)F$094P./60AE7"|-0$ITIP MRF)M9[B> MS#[YMS>?;S[=HO?
HE@I!"XV@MRZ3-(JS=VKOE[F+WKYYA]Z@*$6?5SS/:!IF MD[Y4QU'0^D$UYO5V3/S,F";ZR%.YRA!)0Q9VY+OZ?.NE?/+"^%@#Z*L)K&<1 M[V;Q&FN)'GN|0'CT"|
(&'G07B#+*-.MKOG0I|_96IM.].DN"U2Z M6:;;'>G>Z>E=H_NGIV--*:Q:T%;)LY[C11E=+@5;TO)2QQ?HGCVQ-&?HKS]4 M*+J1+,G^[A+MEFMWNJ:GS'QQ'K3GW|RA|:O706'A+F0,_()
M|R!A/A"L)1N[EHVMHT|_8@4>.W0[SC|.<(<9CHPYK%6M0%VN@+=8]"_-@]^|MJG]OP6(J M68@D1QL12?8^Y)LR(%4W=#3+F,R*#QY$9=@FDBL4,W47TU5L[?CG%GMP- DJ
MTFC/E LY(H&$>9 P'PC6DLVPELU0*YMY_IBQ;SE+)2)*,[*K|%K"N86'A+F0 M,_()|R!A/A"L)1"G%HCS2O<.#J1L(&$N)(Q PCQ(F |$:|EF5,MFI+VNW D> M,!9F:"%XHA;&Z5>1KV7P
P4QC9(NN8R..H)]U!%FVD'/E0DC#"/$B8#P1K MR6! M*,V'HK4%TQB@YFLYH":H!0I**,V'HK4?N6JL5:SUWD[H-GK N3(!I;F@-%+1]A<6V#:/ MNI?7%8>']F&RNV#O/7>
M^FV&#^4S_?[K|W+F=FQGYB7_O9=A0:_?77B(Q7+*,U0S!9J*./"48&PO=V]R:W-H965T)<9@$(?1<[DT,J46MW8MDPR*(B|YBM@^LZ"BX(H/15+
M6ZX$D+0J*G+;A9W:KDM("F*2<(0&+H?75O;F-S/IJP1N%C=P9(Y-D MSOF[F3RD0|LQAB"'1!D%HO_6< =Y;H2TC5^-IM4B3>'N>*M^7V776>9$PAW/ M?])494,KM%
*"U+F:LHWWZ')$QB]A.>R^D6;9JUCH:24BA=-L7904%;_DX^F M#SL%GG>@P&L*O,IW#:IRDP)?9?J.A5/ MQV_CR>L83<=W3]|F#R|/3Q-TA6;ZV:=E#H@OT'VI2@'HD3):E 6:
E,DETAQ M- <]2T!W-44E2T&@|0>5BK(EFG!VE1"60$[F6N8'Z,9)=#X"16@N+] 9H@R] M9+R4A*5R8"L=Q1BRD|;V;6W;.V![!,DUZKF7R',|'[W.1NC|[.)O&5MWHFV'
MU[;#JW1[!W2;L$435NBPVZBBB7J)R$+IK"3E*_-B=9FO(7XWQ.RS&[DB"0PM MO9$DB#58|>=/+G:^'(G0:R/TCJG'NB-!EZ>Z*JBJS%9=Q]@)L>%3M+"+AO=IO0@'
MN)O6;VG]4[2HB];?H_DAUH^NFQ:VM/ H[24#?8:;%[F+&>XQW";!0 <"< !D !X;"]W;W)K&ULQ9I=<]HX M%(;_BH;M[+0S3;'|!60),PG*SG:V:9F0[E[L[(5B"]#$MJ@D0O/O5_Z(C8U0
MRD8=;A)LCA[KO-8+YQB-MXP_B!4A$GQ/DTQ<]%92KL_[?1&M2(K%![8FF7IG MP7B*I3KDR[Y8(V79$[DU_6,JZ-^38EI2C)!608X65ST+N$Y|HH! M1<1?E&S%SFN0IW+/V$-
^|#&^Z#GYC$A"(IDCL/KW2*8D27*2FL>W"MJKKYD/ MW'W]3/^]2%XE!-(F_9]@]2)13DO(@EHO@+ME6L MTP/11DB65H/5#%*:E?_Q]TJ(G0$P/## K0:XW0'^@0%>-<#[T0%^-<
OE"E3 M*71 6.+)F+,MX'FTHN4O"C&+T2I]FN7W?2ZY>I>J<7(RO_LR_?/LZG)^C<#T MR|WL^O/||N[CE|_@#,PEBQ[./]#^">S&S?!3I;%.^0R-R=U@_D!DE9?Z
MDM27MT;&L4O#*@W9HK7U$%X]%LHB|9$|CZ.@58I.&;-': M(C9] Q.;4^KO8-5&K)%:XO?M _06"6_QI[AGJ5<9S#HVG,_"OJAU[6G)@H> MM&=3HT-
SD8XH)Y%D'"S50I)Z7QH)1R|-FS1DB]96KVD#X/#4OK3:1EBE(5NT MMOA-)P&-!?-K?#G:]U(PW/.E)BK*=$&C0PYMJG;77+5_HOB>)E0^G47-|UE||-FL MF7;T&K'Z]-
X6K:UDTR*X_JD-:K6UL$I#MFAM|9O6PC7_QO *@P9[MNH^$]*$ MA-TO4$W,V4Z-W$ZK*=I=<]$^5T+1%UM.,^3H=6'UT;TM6EO IC%P!Z><>JN!U7["*@W9HK7%;_H)
MS_Q;P_|W9P4.#.9|.01I0L+N[YG]G:U(*>'+8DN74!/=9++-71:; MI3KGK^ Y*C=_-9AR+]H-YDN:"9"0A4(Z'P9J0KS2+8N-CS=,RE96KQ< M$1P3G@>H]Q>,R>>#_ +U)KO)?U!+ P04
" #&@D9:&8-M6W8" !=!0 M&0 'AL+W=O|NV4GU MK L 0UY*+O0H*(RIAF&HLP)*JCNR H$W:ZE*:G"K-J&N%-#<.94|C+O=05A2 M)H(T<6<+E2:R-
IP)6"BBZ[*DZG4"7.Y&013L#Q[9IC#V($R3BFY@">9KM5"X M"UN4G)4@-)."*%B/@G$TG%Q;>V?PC<%.'ZR)C60EY;/=W.6CH&L% 8?,6 2* MORU,@7,+A#)^-9A!2VD=#]=
[],|N=HQE135,)?_.Y>X6 MFGB*8|(^RM(HO&7H9]+ET|/TR]5DO+R9D>G#?'%SOQP_ MW3W,3U!& M,9E+80I-;D0.^;| (>IO@XCW04SBLX@SR#JD%[TC<3?N-QK/P/;:W/0<;.]4
M;BS0U03?/"<+^HJE:,@882!0["MNTVC)-P>(;UN M2:_/DBY];=#:%%*QWYBT&M|7!X"1V3.1E>O"BE-!+K!^_"M='E/F:3X>*NOT M_M,6'I1|"6KC&EN33-;"^.IO3]O9,?8M|]?
<#YXY51LF-.&P1M=NYSWR*]_, M?F-DY1IH)0VVHUL6./] 60.|7TMI]AM+T$[4]]02P,$% @ QH)&6CA4 M0??T!@ '#4 !D !X;"]W;W)K&ULQ5M=;]LV M%/TKA%<,"=#4$B7;4I882"
(6"[HF0=UT#|,>&(NQA5JB*]%Q/.S'CY04R?HP M_=&;Y261Y'L/R7/)2QY1/%OR^'LR94R@YW 6)>>=J1#STVXW&4]92),/?,XB M^<3K(9X]T,1-?^/)WEC>HI_#&
M?):D?]$RMS4Z:+Q(!]S9UF#,(BR__0Y)V+- ;L;''#N@'=UL'(':U<'.W>P MZPZ;VM#+'=*F=[.VI|1Y5-#A6.CJ]O,=N1E=?+V^O4$GB/Q8!&)UL*63=50G>4 |3H|||
M$M,$DH:5HEJ;>H:JS8D:A#ZZXJ',3 E-Q_:% MC'XT83);"/2P0NMV=W25/DX["OKK#PF)K@4+D[_;>D16OMU>OLJ0I|FS;_S6%CY(, |2C "!58)H%T&T=>C#FT7XP&+$'V523T0<
MC(6,DDPJX^]H$04B01,92_7L2 [?K/|=HW|W]|3+K+A^6IR:A)Z&QEGW:3T0 M6RV|K19$VZ@#*>L5E/6TE(T4.WE_'J_W>_:LKIFDYUT;,QEJ;ZU5ICUPG!H[M+5:FV|2U"]
(ZFM)RN8&M#8W?!G=Y_-#&SE:M'V'.B28 M!PE&@, J(1D4(1F|<;X>0 81$LR#!"- 8)4@.D40G?|W7SN-7&N[CF'4DW;3 MS'+=AIG7-,,V;I@1;1L/9- M&'2U#-Y',1OS213|4|_?
8YZ(3_1G,4!]Y%4M2@W3']477C%:)PM"WL]TKYQ T4C4&C5R*V)/U/+XD<:Q.B)SA:L->6(*17H M23Z53S8,G+R]9&#!XV1TV9E-[)+FY7;2"[Z)AU*&2XIPZ^R/,QAMZT/V|Q,
MUS#K5+68&4;/K7.E;*1J#0JI$K9:-IO_%BT@32>'DH(=$|4#0"A58-92EG3;V> M!5]2YN6MKP+[@SZVZYFL:>;(3.;6,UG3S+9[=B.3O8;:-4NY:QZN=R59G]@* MD7
^XRO&6BD#U;^@:!XH&H%"J|:IU,#F6XM@$U0%@Z)YH&@$"JT:RE()F[M* MX?2--A*K.5-CK>7]=AX9(-F91P82S0-%(V:+7"_R997N4C:;>MW|34X.031Y
M$6M;Q)D>R|I<6VD%%=&@: 0*K;I=5T,@_QA4!IGE);?4&X"-$131!5 M01G+%-4:BQS5T;R2UQ>|+^F@: 0*K4IZJ8"Q7@%72:?/NY)N-DC'==*!=&I.
M.B0:@4*KDEYJ:*S7T.!+TKR|RHM)UW*<03TF+7:6[1KU_9<6.],V';>^*M6W M|U >2WV-?TI?OZQ(VRD#E=*@:!XH&H%"JP:IE-+XK:4T!I72H&@>*!J!0JN& MLI326"^E]UHC;
<'2K)$.]O0.]B1ZST.9+?4UUNMK^!FAW|STAFT8];<4+79F MW|:X_L*UQ|N#YMZRONB]:0?5 MQ5!HU<|02UULO<'V|I8R|^UEI]A>QANWE_5(>W]Y""JNH="JD2O%M:47U^E>
M*;J=JWBTSD)Z_[T_ 055W*!H! JM&HE2<5OXC6@.XCWNTFWG83HF_)H4R5RMO2?_Q| MZ*<:.6Q/Q|]6$V^["='7?U]^NFNG0$(63]+C-
XEL^2(2V;&)XFEQQ.WYIGI+LH$X)DYT;^DSC22![W8P]2DCCPT"V+LZ.XF0W@L_3LR8/7 @>II=3 M1GT6*P/Y^R/GXN5&%5 9^?=K X4 ADFT?&F W'OL^(X0 7ZD2<;GQDZ(_;5E|?
6.I)B;=$|R^(X,Q:S_-DC6|SH021Q1AX9X(SG+4GH<6Y X^W!4[S="?7 6LSV M>$M61'S9/S)Y9U4H49R2C,<:<+&GR+8[$ M;FY,#!"1#3XDXHD>_R$E(4_AK6G"|
[_@6,0&G@'6!RYH6B;+&:1Q5GSB'Z40 M)PG0[TE 90)J)[@]"4Z9X)R;X)8);JY,0277(<0"+V:,'@%3T1)-7>1BYMF2 M?IRI=5|))K^-99Y8K#X_+/^]NKU9W85@^7#_>/=I=?/YX|,G<
7NOA]B|?-J MG6#.XTU,(G!SQ"SBX%U(!(X3_EX&_0XLP'>8$3ZSA)R/0K76Y=BWQ=BH9VR(MP#W-Q(Z#NRPB41/ DD0J-NB-S2T:1 S)V@0._!,@&[F:"2W/3W'YZ6B
MC5.MC9/CN3UXQ0* 9;T 3ZLOY2+HU!Y$4PWDFN_QFLP-V2$X8:_$6/SQ&_3M MOW1*C0D6C@364-&M5'1S=*='Q2?"!8O70LJW$G3] G"6"ZF5T!U3PC'!PI' M&A)ZE83>8"$^'
074K8XVP(LP#/9QEFF;N@&[F+:03>Q5G9!][K="WP_1Q? M_12]+GPTM6U[9KV>*M8-"9/.$7S ,0/WF+U($_L5)P>B MB.=
[3>L8[#$[|*AHX5AH365/G!H*1NBTK2%E(Y3G#:FUP3^JU"TH5- MS2EL%9(N;&+Z3D|AH9HN.KL=G|&I (/PM)-.S,!ID]+%34VGPTH3YSIF'ZO: MTL%A3W?2F<|@Y70G(9?
#=JD='&!B29M4IHX%YJ>V|.JMEAPT'ZT6O09Q%S- MA*'IPC8Q75Q@^FU>FC#)R_9Z>-6^!UYD?+KM^@RJ7F=[R'KS.DR[89H]&>K" M&GNR2;2V/G#8^_3YX>&TB]OQF&CA6&A-
R6J+!8/QWBO@H%^[6,E>0A-O$E[=PU.X6+!1D)K"E9;2#CL(4|*CZO"TPHS"'%Q MO8V)%HZ%UCPAJ@TJ&C:H%^U;-*H='14M' NMJ6-M1]%%=O2B?5M"-]Z.G:D;
M3%O[=G@*%PLV$EHAF'5RZ)H2MLT/KSE8TT,FBA/+ZFEU0'Z3'PNWGM_"Z[X MYJYABE-W^=8D/3X'"=E(2-M4Q]2L.,@N;@3=YT>[SU0(FN:7.X(CPE2 _'Y# MJ7B[40-4_TY8_
=02P,$% @ QH)&6DBL]>/R @ ?P@ !D !X;"]W M;W)K&ULK59=;]HP%/TK5SZZzzzz
M1=]*I5Q=V[:(4|BP:+,5Y.K.G/$,2S7E"UNL..#$D#)J>X[3M3-, 9P);<3!&VLF,L:6>W"9]R]$! 858:@6L+AL8 :5: M2(7Q4FI:U9::>#C>J_|PWI67&18P8O0/263:MRXME, 2?#JA.
$P2|)_GL)04D(M3&8**R8/$98X['&V15RCE9H>F&0:MK)/#Q]N$>M=#-RYK(72NF6 @R)Y"@.|R7(%LZSPF:3)|$^A*!Q(2* MKQ4>C=[P"H(&6|P3T;.E"E9O:
<=E8,,B,.]$8*Z'[E@N4X%N|@228P%;N:RL M>GNK0^^L8@1Q&_GN-^0Y7M 0T.C]=+^!'KV?[IUQXU<'YQL]_]3!I9A#>10C MEJDR(+!YDP:%/G MJG-U]*M9:F:Y3LUZ=
KGU2S9!Z4Y [XP+4Z@F*US692N:K7JH@/3/&KK0]5= MBV;X)E.T9E65%R07B,)<23KM"Y5N7K2[8B+9RC2 &9.JG9AAJKX0@&N NC]G M3.XG>H/JFR/|#U!+ P04 " #&@D9:%.;>==
<# #-$P &@ 'AL+W=O M&ULQ5AM<^(V$/XK&K?3N9MIXA<L":VY9,$A']?238&Y|"$&TW#!RS)NX]W'^WJ97LKREYX M B#0:Y;FO&|E0A37MLVC!#+,SVD!N7PSHRS#0G;9W.8%
QQKI2RU/Q7|2D%3;9>N:!Y"+/"@Q^@*,24MT51#DZFUI?LD5_,^$4R^)5)/ M#"9/#|&?9Z/AY"9$P)Z$Z-//GWNVD)8I?#NJK!B55G@'K']=$=SD7!T MD|<0-P%LZ5+ME[?
Q:^2U(H80G:..^ROR',_?8U#P?O7.'O7P_>I>BS>=>I8Z M&L|_@+>=BF@[%5A/Q3ZR6|'42G+-"QQ!WY)+!0>V!&OPRT]NU_EM'U$FP4)# M8 T2_9I$7Z-W#H5Z@AF38*$AL
;O%S7O%ZW!^T0%3E&$>8(*3&(D-RNT M!"Y(/D&=.LG3J6V!+O08&IC7 YU[N6ZW M*=<@I%L3TFTE9"+M(]$FQ!XGSWL];L4XU6.38*$AL 9WES5WEQ^3<) M%AH":_!^5?-^U1JS-
S)?Y2D+$)VAV4(L&"!X5>R#SF>.9T/3N+* $/4&T4+3:$UR=|Y|+O_:R97GVM)U."X2-AN](^2 MXFU)|5I)&0/3=^C|Z+;<#G1R9)E$"TVA-4G<7E+GM=&;C5&TT!1:D_SM
MY<9M/<.;3VO_Z Y]7"1L-_I44NR=.D<&;*[K11Q%=)&+LC10C]8UJ:&NQ+P9 M'ZE:E:Z?;&'*0I?K>':0|.. DJX,PV32O=#S|;" 'BH&;SU7U)P)SSL_T_Y,E= M,#
(L.2(<89]+!!)_KWB*HTB2Q#C^*:!&V:=TK![OZ9^SR8O)+!'#4Q+]&09| M,S+Z!@CP"J41?R*[WW QH:[D^21BV2_8%;:6 ?R4<1(7SF($<9CD_^BM$*+B M8-
LG'.S"P6XX=/HG'#J%0^>C#D[AX'S4H5LX9%,W|[EGPLT01^,A)3M I;6@ MR8-,_WP 5|"+ MMQ%YQQ@L./%?P#RE_D:$!,PCE("+&>8HC-@E^ 3"!#QO2,I0$K"AR<6H)-OT
MBQ%,|Q'8)T8 ;7!/$KYAP$L"'-0!IIA..2=[/Z=;NY7XZ/-K8+N_ -NR(?BZ MF(&+3Y>J@;5C9MB_!AV889P]!N"]*FR#*%;-=_9Q;.<,K/=QK/TQ;$W<3GG# M=+)^.J=N& FZDL]F
*8D%@F+H>R1GU"*DC46282#Y3NHVLW1>]8|V2$:@+^^ M""2XXSAF?ROF>9OW[ZC[EXGSAFV1CT>&R(P,TU=LC'_^";K6KZH0ZX3-=,(| M3;!:$)TRB$X;??Q,.(H
D|]U$2*_&DK|)H^Q*CBMW'.#D|.Z&4R^T5['T.GU M^T/SM:JZP@H.7+MNY1U;#0;]@U%-IFXI4[=5IK8,J!*GE7:N.#IA,YTP3Q.L M%A*W#(G[@]./JS.(.F$SG3!/$ZP6Q%X9Q-
YW2C^MW'.#TSM.+-:@D7P4-EVK MD7H4-@.HSCS]4J'^?|X|X%N^L,DO/>%M>9&2-46Q2K?6WL[532=LIA/F:8+5 M0C8H0S;XP9EIH#.(.F$SG3!/$ZP61&@=ZB&K]+*O%1
^Y4<8%W#;CU13-N[/E=TK31/%ZTN>Z4,A?]#=A23-.%*X>%1|K6A MW4S1T_;>SU9>)|W31:LK;Q^4MUN5+]|M6QKZ& 0A|T^*;2ON|O[17=[:W]E:
MZZ1YNFAUK0^U,VRMZL8/:;S$%)!5>9|S|3;?'RLEUUH-%S2W$D#7;:QX%#9. MI['B4=CT^NH5#SS4I+"]*#V(DW^L /N%30 NPJ1HO!1ZG?Q$P]EJ.4>S M%
NO@=T43&'6=1S8U$QA9@|J"|ZZ;(<:%;87J9]12,$KBE*LDDZIDM8ZM:!5 M,[#K.$V-CHVZ=K.$5Y$LYX0^AX(1MI8R8T]4$S[/:HR$TW"9RC>*^N[16OH5 MM&J|.[UF>5$85:?L-
,7S%$9=>$J70PT&OU<1U@X^6Z?C|FEP))/.'CU=M%QX ML_+Q/<9TG>UZ,)"]1/-OUF5KN;,RR?83&NU3N>.2?=0_8/+MFGM$UV'"0(17 M FE=]X18--|!R4|XV6:?
^)>$UG40B4*V=5HK5-KNP[0/)CF(5,LKDP$F5RJ]<5|8I9%BV M> Y,[|RYR+#24[%P92X)Q:443?PO)Z;8<*N#XSG;AGBQ291;83H6=NQ9*0#)@DG"$!|X$S]*^BGK&W
M!D|$UG)GC,Q)9IP_F|E-,G |$Q!0B)5AP/IO!2.@U!#I,/Z6G$[ET@!WQUOV MK_;L^BPS+&'$Z2^2J'3@7#HH@3E>4G7/U]^A/$_7|,6<2ON+UH5M5QO'2ZEX M5H)U!!EAQ3]^*778 ?
B= X"@! 2O ;T#@'8):!_KH5,".L<"NB7 'MTMSFZ% M&V.%P[[@:R2,M68S ZN^16N]"#/?R50)O4LT3H7WTH(_H<3I&YV<7Z P1AFX)I3K#LN|J[=Z0N''I:E2X"@ZX M|@-TRYE*)8I8
LD^@:OCKH(/ML%?!XV,/S!K(<__@ +/_UP74#-|#'$+M2T| MZ-3 Q|?#VS7PZ'AXT"!&N|IDV_*U#V42%!&@K[!"U|!@3I1$OXQAE.64;T"@6'_Y@LR6MCKJ^A:GA"U0#B+6"=,%N2X_!?
6EI3;U?A5Z+4]_ M::M=W1O]OU7W4Y)%)R+;T[U;Z=X]1G= *Y"J5)KPQ!0PE8)^X*J[(O'*[E/, MZG+0["9 &|"BMA8V
M^:EU.212JYAK;5>+4^TKU8T3K]IRD:N5LL%H1)1&&N*;W6)QV/*)JC8J)X;E__&5>Z ME[##5/>3((R!WI]SKK83XZ#J4,-_4$L#!!0 (,:"1EK$?7F5&@4 "H: M : >&PO=V]R:W-
H965T!S#_=< MI*LC&.|8_YZL"1'@)0KC9&*MA=A|I6=;#C! M01H4A39RG*$=81I;TW%Z[8Y/QVPK0AJ3.PZ2;11A_CHC(=M-+&B]7;BGJ[50 M%^SI>(-79$'$X^:.RS.[8
EH1.*$LAAPLIQ85_#20P,5D"*^4;)+]HZ!DO+$ MV'=U%G@ZYFP'N$)+-G60 M%C.-EO)IK)[[0G#Y*Y5Q8GKSY_SK[35XN/K[>@&Z8"&PV K&7|%G$A".0W 3 M^RPBX
&_@'LL".AX1& :)F<2_;CP0.?3&?@$: P>UFR;X#A(QK:0B2EZV|^3 MF&5)H -)0 1N62S6";B. Q)4"6RIJ)"%WF3-D)'1(WX/].'O #G(U20T/SV| MKPGW3@]'!C7]XB'U4[[^
;ZKB&UCH:MK%N?JXU3/N$PVV"<32S:%A/!G8DU_ M^P4.G3]T-6F3S&N)K%(OMZB7:V*?/@H:TG]QVEC8$L2R?6%> 5"EB3 MQYR_RJZYPSS0U37C'Z3|JG4^3YVQ_;Q?
K"8"GKM5C&=BJ0@;%,(&1FSI,E M%0!O-B'U|5-(@&!R|J53M*.4G8$E9Q'PY72B|5;IS96S6#LQ!T>%'D5X)D1% MYK"0.32.=]5H=,D.VQSM;9)Y+9%5JG5>5.O|)X_VC']D&
3F##IHT'.<7|]T ME3%Q5^2."KFC_WD.C([*/XKP3(B*S(M"YH51YOSA?J%+UACUWCG0)IG7$EFE M6M I?8SSP34R#VRI9*VR>6VQ58NV9_Z@<9"]F;Q|]@AI|I[RZ=4A+W)OD1#=
MI)[EM/LM?S"JS1D-I@O=B]J|T:!&_W,@:B4A8RRE(LE[Q>5D0[WEW18%]7$ M=-&HKDE#-#R@J;2 T.B8ILJ TTB.!:&:O(|W5,@'=U)[SYF'A@:G@6ATZ4 7 M!X257@V:S5I5&(T%D2-
=MOT.52PF*?Z'<; M;C-1Z)[7-3=1]:YNA%3UEA8.FCW<-QQNL|4:AW+7C:4(K89!X]9N74 3 NL" MFI#N|)"$TIY!HY^9?E7/19OTL'&[NBF>:S#]1MV;F"Y$!](N?1(TVQ0UTO(&
M(#N"G# $;'_8.^7W-#EH#:3;W"P8B:J*2ZL$1Q|RTM!HL=Z])+;)YK7%5BU9 M.;N@V7=]>$F|:#K 'FJL'Z>@O&.HZBN1TB(AHYOXX+*8DU:3<>JS^B24=PQ5 M%5;:&&2V,3^P-
N;,)O-_'.(9(551I8E!9A/S$];%(W?L#-Q#V[AY'FHL@@E2 M+4+I>I#9]9RX6.8LM7&%Z@]2@ZIK,*?3@;J-;E5;:7R0V?@<7$7SN-KTK]L7 M':JNQIQ !SI'U92V!IEMS4]97/-
[&F>G!M)#@WHE3$298GOO)7I$^"K]&"%3 M5-O*[,5S<;7XX'&5ON:O79_!2R_[;%'29%]1;C%?T3@!(5E*2]=W+K/BV8>) M[$2P3?]J_HD)P:+T<$VP7)
40/Z^9$R|G:@;%)^'IO|!4$L#!!0 (,:" M1EIPD73K4 , !$* : >&PO=V]R:W-H965TF|A|][Q-MHJ_1GLT*T|%):<;!RMKZ*@Q-OL**F0M5HZ0W MI=
(5L]35R]#4&EG1B"H1)E&4A17C,IB,FF>W>C)2:RNXQ%L-9EU53']]BT)M MQT$;6I6#TM|$I"NR<>77=*@&],)]]N/V=|U MYLG,/3,X5>
(/7MC5.!@&4&#)UL+>J>VON#/4=_ER)4SS"]M=;!1 OC9653LQ M$51(/4'<>T*0[3)_'D]A]>P8]P79948U ES/E2|I+G3%I8 M8%4K35|:9IP"-
,H<#;RDG2[N7(J/|QF|?/$*7@"7L%BIM6&R,*/0 M$JT;,|QW9&];LN0)LAGF%Y#&/T$2)3V/?/I|>7HH#ZE&7:&2KE!)DR]]JE R M5Q6Z
I'MOWZCMW!CL3)_^YRUJ7K^5&YE7IF:Y3@.:.D9U!L,)C_^$&?1SSZ? M_U.R]=IYSH]E_W1=:E5!6MJ2Z,$+YC% OY1G*;%!J5=T[B^*K2I^TUJMYUL M)LE@%&
[VO9V&I'$7VQQ.AP>&? $];+$;Z'?6>C_1]$MK2]C&P_*KI!V M*MH'&R/%M|7G8^Y[<(YK?AH3^7FSCC?[CI+GK.:6GCZOV-DI>#|Y C|?3P+.0G)M:L M/?
0$';N,/KZ/;W@R]&L/H"_J2<++CO#R+.$'6EZG1016TD2&S?/P+|],RQ;] M7,0!=AQ]._VB[P#W'E;1R585#Z)C1%]4%AUCAGOGM;LLO6=ZR:4!@27)HHL! MZ75[_V@[5M7-
$7ZO+%T(FN:*[FRH70"]+Y6RCQUW*^AN@9-_5!+ P04 M" #&@D9:V4ECK H& "4)0 &@ 'AL+W=O&ULK5I=;Z,X%/TK5J8:=:1IP>8C22>-U);N3J6=3I1L=YY)2=I&_9!F,*?
L=1DMT.-I1N;PPC6VUP[&?7 M9(L3]N25I+%/V6VZ-K)MBOT@-XHC YFF:|1^F RFD[QMEDXG9$>C,,&S%&2[M./;3_^YQ1-YO!W#PT3
/UQO*&XSI9.NO|0+3E^TL97=&Q1*$,4ZRD"0@Q:^W M@SMXXUD6-|@1_X3X/6M< ^[*DI W?O,4W Y,/B(8LT!6.TR2N+2F(T@#I/BO_^[#$3# +H]!J@T0&T#N|? *@VL8PWL MTL#.
(U.XDL?!|ZD_G:3D':0? $7P #9QD]Q!L($O"0AS;XV M&O[>D%WF)P%KO!#N)P9EP^2=&:MR2/?%D%#/D" "/TA"-QEX3 (8^4C!Y>70,+?@7(1+9D0_'FUL2<^]XF97S63U|S[L8ISXE
MZ8TLMH6M+;?E5>0FV_HK?#M@92+#Z1X/II|_0=?|)HN+3C)/$YD0,[N*F:UB MGSZS"AHF*Q)C6WY85R/[5=9P0GQKX9C"YJ9(V@*Z*|+@JZ0]MV*I@P M?
J<:OW/D^(&_9U/37T884)82|RJ)RL3J[<-B0*<2B>$E;?>M'9UIK5.,D|3F1"U816UH3(M?N7+ M&@Y84K"2L,95/A1U^8HOB>$*7(8?35]DL2WZ<)MOU+%LV'KQ#S(8'$*[E1|R MF
EA3WZ,*D]'QTZ +4X%/|'G3R,$T;>&L[LLR&'Y!,T%W,/LKYDT;E"V=@S-=MRZ,+9X#(?MN'5A;/486VY/W% =-W36 M^E&::YHU6MD|76QBZ&HY"97*2],B4G9R;K8Q)#5XA.JU66
MKZ#R_0JE_;IXM-C%VM5*%:JO964ZTJ52N;IXM-W(NJ=2I2Z]09H3BA MH1|5$RG)'.'[79J;&+):H"+GC T3I%2W)P=.)YNGBTT, M7*UOD5K?/I^^62"-L-OYK+|:M6>4!-
/YZI.#>K[Y4*UJT?"<_%!*XI/S0R>; MIXM-#%PMC='1VZ[M_"!TPW3_25DRZI3+;I9(,-TLD8+ZLJ36LD@I_*8_ M18^>E!YI5;E:V3Q=;.)OE+7*M;I8A,#5XMHZ_@=X#-* M^!%-
&J@+6R>;K8Q, U#@"H M%;#6JESVY1Q(% E*DB@25#=1C,9Q%98!Z_S83|9$_"ZAQ:&.JK4Z6G27'ZAI MM=_#&Z|X(%33%.>5?OCI.DPR$.%71FE>#]F0TN((4"%#R38_%+,DE)
(XO]Q@ M/| I![#GKX1]990WO(/J(-;T?U!+ P04 " #&@D9:!>6YJP $ "5# M&@ 'AL+W=O&ULK5?;;MLX$/T50ELL6J"- M[K*/1GK(GO@O@40Z#E+FU6S89T5*D)(=;AGB999B]7$!*]V/#-
EX7[LCC5J@%3<[E>'A^)5]KL5+,0^8PXRF/T@BMF,C M-% "&URFXH[NOT,MR%=|,4VY_D7[&FL9*"ZYH%EM+#W(2%X]|7,=B ,#.WC# MP*D-G+:!]X:!6QNX[S7P:@-
/1Z:2HN,088$G(T;WB"FT9%,#'4QM+>637.5] M)9C<)=).3&;+F]7R:A%-UY<16JWEX_KR9KU"RSF:35??T?QJ^6.%OJ'5_>WM ME=Z;7J'%S7QY=SU=+Y8W:JLLBA1D+0B8) M),
<$IHQ#$PSG-1@7SDG&".(SY-I?D6,Y7H]#L_>;NSWFT?O-G1-JW":UKN9S MW^#KSPNZK-8X^F?ZP 63']Z_?;&ON+U^;G4:G?,"QS VY"#@>W F/SYAQU8 M?_7%
[2/)H@|B.XJIU|34.|4^6>0")*M !2;)5Y3+@YEN$,YHJ2(:XX+(8).? M[6JL0EI1^YI:G<>[B6T-@D$P,G>'P>J#6;[O'L.B+FQ@6>&@01WI|QM]_F_T MQ30#)/
S<*VQ3T=%$1R|V6I)^"TBZB+,E>D+R!XJ>^* XZ M&;0]/QBVJ[D+:Y?"*<21DK!1$IY4,J-9)N|<[3E*R(XD("|8V0W$*6:0('G= MR'XC9F7_9QIV_/%]:VBW='51WM -
O9:V'E3H.WZ_OF&C;WA2WQIR++-$LH+1 M77V8,X@ID[>@NE-EVP.,Z;'ZFOLT#KO)L_WPX!.L1'9A@>4'+5341866&PS[M1=K6K|
[$.BES6J7H]51%|"R;W82(4M:^DI:6M5Z9R^K|+? +?DCA,,&5%8?^ M_L+J'K6./^CDNA?GN>Z@%8@^G!5ZP_:A;![T:QFP1]WWRNM#J:BZE6:UZ:VG MNJ-
LK5^HGEOW@;]HJH;]&K-'DG.4PD926F<#Z12K>N!J(FBAN|('*F2/J8=; M^;|!F +(_0VEXG6B7M#|$YG|#U!+ P04 " #&@D9:4)W5H 4+ M90 M&@ 'AL+W=O&ULM5U=;]O(%?
TKA+HH=H$F MFN|9IHZ!Q).V 38?L+/M0]$'1J9M8271)>DX"_3'EY04C6;F MZE[Q7ITYNB3/'JOZ]^:N+-OLZWJU:5[.[MKV-A7=M][2^G3?

W=5E<;S=:K^:,$#5?%\O-[/QL^]K'^ORL>FA7RTWYL/_[&_K=M\%TPGXNFO*A6_UI>MW_U'N Y(}WZ):-=M_L|<=5HM9MGAHVF]JW[A[!^OE9O=_|76?B*,-MJ!K8@.TW8.$&0WO@^PWXJ1N(_09BFYE=-L|V*(MSL_JZC&K>W3'UC_8)G.[M=1?^_/W=F_>?KK)GV55YVVVV M;799?BDW#V63_6S+MEBNFE^Z/_YV9;.??_HE^RE;;K)/=]5#4VRNF[-YV[V= MGG2^V._Z]6[7,E&7OJDU[UV1O-M?EM4\P[^(X!,,.^!?.:)1EMN7B>=]W'PXQO=TLJG4)1:2B]R UX2QX MJQ< C%.2AQ$!L*Z0R3O-#3O,)>D<.]Y%*0\J#8"I7.]@<Q(QK7A<*51XK0,0>P> M>[+OM@<|L^(J=H(/1(HM&1+23[7_;AYF:Y(o.-*LHT]\%'9+!:,$TGF,LDF M;"A[V)7V9/Z;85JDX<5"."48C(/*Q#"$6+80 4Z MU4A/D8TG-Q81-P(EJ=!A6 ".26YD&%;,$[G'YX?E9"1-Z\A$8^D>O&I71?>I M@A$F>4=7 B:;Q6+S<^H$+%53MIBD/!Z=6$PVB\7F)],1:)H6TD]L,3]JG>ZK M6X;+F0L01W-)PEJ,<3E3V@R4HE.Z-"GZQG88$S0Y Y"5T5 &9R:<+V K&IW BX#ID3OBRI_T:VESV9 MWS9H;()!.$THX6%4 $[VYM- 6$YVLK3L3+>73\7Z'0O:=,;118#JCI"^Q^1EU M2I>)*;M+4D:/3BPFF\5B\Q/KM#:,PK-E@,YJC91A(8*PN+N IBT9\%9T[P, MT[5EI=$JP[@ F*1F0) Q)S?96-_V+1S\O*O*S?(K&:]ZEXO+ M9K'8)PZDS#T]5-1-(%@"FNHD($8,*H M@24$=WJ78YJZ/#9AA9"Y"F(^850'#HV%8%2* 3G&G=3D3W9TNP<7=T6]JMH6 M#A#*5W45ELUAL?E:=R.53NKL>S&4F5$Z+Q ,,G^ M7V$L!!,D'UA"<"=X.::URPKEE5Q03 .(UCF"4\:'VXK0F_Q%?UQ:K50%_ M8JBV+BJ;Q6+S4^HD+I_2UN6HMBXJF\5B\Q/K=#:?PM;EL0W+M8B^Y0&4B2Q= M$"6&&HL3NQS3T>6 \MS'OYD!,)(-'8$P9@9&COB3F?R'[%S/[1W99VMB_KW M$IYR2;,/+@-45Q>+S1]+4*8&@VLE$N()0F44>)49K(7-:.($IT@+3 ME<"BVBR6JVU _2$/QH-JWJ*R62PV/X].SXHIS5N!:MZBLEDL-C^Q3E2+*\JF'\@)_2, IW.J MM_JZ!0 +1+.+YC-%'!?[+0PKS55IF M/[TD!\)02.]QJ(&#.JZ!Q>GVZT$U)07CE"HRP!4-HO%YB?6+0/4+,,BR8J, M)SJZ\E'AF8H7$$[F*AR"M1!.Y'KHEUSEA+<.YU^?7)@_?!8X^,E"'1[#8 M_&0?7=1BRN$1A;H<0&6S6&Q^8MUR0*6]_1,*,A[NZ+[1>/A#+(03)KR^@85@ M),^'+GKBU+=*J^\G5V-B#CV]R]&'#:KCCL7F[]NM$%0^93VBK@50V2P6FW^1 M&[<6T*?,:J?]4<<3U8KP/%2L($R*<'0+@$DEZ("7HYWTUN.&1DZNQ^3H=GJG MHZ_R@^K#8[\Y"7<+!#WEZ+9&70N@LEDL-C^Q;BV@TI*G%"1\6"US$DTZ@3! M#!2PV/)MN=:.#EE.6(NA) M9;-8;'YBW4I GS)=DRS'> J&ZFAA> -!5!Z=80#"-!^8TM-'%[4;-[5]/1!P_NM?"F\.BU6R7H*2=P-.IZ)7-8K'YB7?K 9W^Q>"$]HSG8[BD MT;E, (PI8L+KWT$PHX8N4V6<_#9/F[89JLKT6&UZ9Z,OH(A]S6.Q^8EVZP,S MY3R.05T'H+)9+/#8_L6X=8'YT'L?$\S.YC,Y9AE"$A74(H"C1;G8'Q$U99LO!*?8TT>C# =5A MQV+SD^B$OIERX,;@BGE4-HO%YB?VZ-+6/SIPLR3+.;]'3,N[":\/AU<,]/UYM[W01O/Z:OK"[.WURTV2K]:C),_[)7B]NS?!DE;W6_O5O&Y:MMJO7UX5Q,79=T'#M_?5%7[!4F_@\,=4L[_#U!+ P04 " #&@D9:W\KO^)T% #N&@ &@_M '4L+W=O&ULM5E=GLYFIUTB MP*GCF8W);C.S'YDDVSYT^D",,-,"*?N+,;P@1X"G/"GXQV@BQ/9],^')#\IB_H5M2R#+$1P=!MRFZXU0 M#R;SV39>DSLBOFQOF+R;-%Z2-'<%3VD!&%E=C-[":PCYRJ!$_}J21WYT#125 M!TK_4C?7R<7(41&1C"R%8A MYF1!LJ_21&PN1N$()&05[5)Q2Q]_(36A,L ES7CY%SS66&<$ECLN:%X;RPCR MM*C^QTJU(HX,(.XQ0+4!T@V\'@.W-G"_U<"K#;PR,Q65,@)1+..+YC-%'!?I(:.M>E,793)++TD_+53=[2U3,U-I)^:W5S>?,^_?7GZX G=7[S]>?;]_ V-P2Y:T M6*99&I?%H2OP20[!ZV))\'^?FS3KXOUX2GKB(@X<?B9=/#E+@*O7YV! M5R MP/V&[GA<)'PV$3))D]>')L@[OL@H/]80'$?A("['AX*I(2'+J8"*Y-H31 M@? ELGJ,R/(-<.%/ #G(,P2T^'9SUV >?,LYLK!QF_*YI3^WQ]\=61)+GS< MS YWHG&QC[7<+PPHY+I.':,N"H4NG)IY!0VOP,KKNA!$#EMQ8&$B$70^#'\R M IV% >,X'G8U&EU8@'PW,-,(&QJAE49$Y.1,UDM$6:-<]:!_R@!QJD+0U/? #WM(31M24RNI6Y+F#$O&26(=8)/.Q{&KS8J% >-H M,RSJ8JRE40!.NV:[E>1)?!8;PSQUPY,/ZRG>&%"0:1,5,*+E,WH*9^[]AL!0NT MKMWSJW<O F3#X'%&N%*6:,;&?O5'I&*[$XLLYNYTX9WPLY#(!G[&.&>=@); M,0'M:J(:QFO)^DS1;MF"+5-5%U^!7-0*I?[(#-#KQO;5%^K32#97'6:753/ M8@9;N0'M>N-04?*D!O NY9N2GBQM0AZ$D5!7,'1*]BPD,D#&$/?1.44'M*L. MT]|&2**K#?S_M&H#VN7&.T(L>M9N_-)-P*#> MHJ&\G2:NU3HJ&\G2:VU5C0+K*>WZ' KC .PP#KVRPC MS UT^6N"8=@GXU&KLY!=9]T3)G9W=%+!\.@WJ*AO)TFL=5Y"'[' M68:L(O+%B1W26S24M]/$MKH2V77E\[,,=27>V/4\XMJ])<6*']!8-Y>TTL:WF M1?_W-[;:@7\R:5!"9I@R/-U<6B$8:QKP\G104!.V+H@=27>%J'XB;YXV MAS9ORZ,$"]DE/(^]HY/63742]#%FZ[3@(",KZ=9)B86'6X4MT(NBV/&QZH M$#00+S&PO=V]R:W-H965T.UHX]L .+)E=[!_E44G3<$_W1+O'BH-\^*W6-*<. MSV4?UNUZJHH(8O?(P^=__'![]W!SL/OCW8]?W7^XVVZ^__F@]]=? MA?6Z_NK]YNKFBZ]_^?,_>WWW]2]O/SY<7]UL7}^M[C^^?[^Y^]NOM]>W/_WJ MB^*+X1_|\>K'=P^/_-^"KKW_Y8?/C]KOMPY\^O+[;_>FKSY3OK]YO;^ZO;F]6 M=]L??O7%-\4_2%N7CT?[_%?^Y6K[T[WZ>??X[_+GV]N_//[AV^]_]<7Z<4G; MZ^W;AT?&9O=??]V^VEY?/Z)V"_GW)^H7GXL^JA_'NB_^?G??O=O\^?-_?,5 M[?6_7GW_\.Y77[1?K+[?_K#Y>/WPQ]N?_FG[|&]4/?+>WE[?__R?]^Y?>_N[Z MBJ7=X]_>T1Y_^+G[/Q^]ZJ?5S>-O MRG+U=??OMMZM?K/ZX5ROY/XA\[!=;6Z^7WWS M]NW']Q^O=W_\?M5O=[^-+;Z|V/PO\B]7G(V]_6+V^V_WJWCU<;>]7_Z/?/FRN MKN__Y^ZO_.F[?O4__OO_7/WWU=7-ZLV[VX_W.^,}+[]ZV"'W\L?Q7;Y\6^>M/ MBPS/++++?OOW[52R^7(5U*"<.:W7XX7'B\/[PP\/$X7+XX<7X*]V8GU6+'Q6 M+/S,B\_P#I;H__YN=^3]VX?M^\_O_-]?S3V7*Z3*/.]0_W'_8O-W^ZHL=\WY[MJ]?M%U_W7\KZO4_3BE PGH2)A\!L%7\K%7TZ%_+S4Z;/]M;MYN)W_M/QU= M_7STXY[^UZ_+LFG;W6_97W5SW2*YS25A L%&S2T_-[=T3X1O;ZX>KC;7GWBO M;N\?/OWT<#O\D_A D$&XE3?1:GX-3W^_[?O M/]S=_G6[N[AXF#P%/F%j=0IT18R=/07<:kE=)F$"P49=KC]WN7:[_.N/5]?? M7]W\>']0J^NDU?6Z,D)=F%Z[-7-[3<($@HUZW7SN=>-N-X\[S/W3UK+Y;G>? R/_^\>K^ZO%#>}$AMQ]2%A/P@2" MC;1]/VO5YN\'A^JM_?WJ4<;'2]O-KL_?OFIXIO=_3]#N]N[3Z?1'Q[>;>^F MA&N3\Z)N]

M5Z'66,)*&6MB6+&66R;X-RQCN-78,DX+)DOX:&O4L#0&K8$K;@JA3*<1_EGF MQFJJGG^?BT^P/GS>NNNH"].R N<1M8Q!O<%H\>LOZ3CYXQ7?AD??AJ^AOYF[
M_Z\-2PL4>6QR"L$A^CXJM!C$H'QL6(@-EX7H*-M AU I07W-Y1I^.Z,;.E.= M(47S^T4 <0 NT"5NZ 5HJ9\M%"X7< :C:9R1""W&\3A)X$^D_B*4LB,J)$CY
MDO0NJ8J:M^B:3C!+9EFCM.7?F.]JNCN;QNDT]6S/1O%TG#@>/SA P6_1/P!B M!VD:N]LTB4>#"=QT6G)+F8ZAXH]N84)!X->.![YN%T)0'LJI".7T#+T2*=4% M?
Z*7)7&2!#)GZ30>C8=O$3R/A^>IXS<>I(Q2F1>8-X%I]/I\0GFPPH MJ]-QG*7GM#A/XLEP]'P5:/2=X:+GL0^C([9-)+G))Q#3A M,$&?#NT'JR$V M9#],G^/I<78OP\AZ$@^#_P/3:RX-
F:Q(->E-1A'H,$S#QJK6#[!<61J'?EG3 M_P_43H#N*Z7L8>,,'/_1+/X#4$L#!!0 (,:"1EHS:74+&PO=V]R:W-H965TQWXA&T = MF5EYO,S*?KU+\^_%1JE2W&WCI'ASLBG+
[.7E91%NU%86HS13"7Y9I?E6EOB8 MKR^++%GE5NKDY.UK_NXZ?_LZKM,KM6-*G_-KG-\NFQ6B?16)85.$Y&KU9N3*^_ENS&- MYP%_TVI7=)X%
<;),T^_TX5/TYL0E@E2LPI)6D/AWJ]ZK.*:%0,9O=LV39DN: MV'VN5__(O(.7I2S4^S3^NX[*S9N3^8F(U$I6X>F>#;"3[3;39B*C_(4KY]G:<[D=-H
MK$8/S"K/!G$ZH4.Y*7/\JC&O?/O+EV_W8CKJW^_>O?S3Z\O2RQ)/UR&=OH[M,]T_,MWSQ>%^"F)5-1?X!*T- 3Y-4'O_ =7_*#"D0@\1_BN/WY@O:!A
M,.#U@J/K+4OQ01=AG!95KL1_7"V+,H7-0 K_10R#. M3X5.L%1:%?BNN'B)P468ZXR-\%."#511BJ^R5.+?/)F;C*9F*_ZK(_," MFO=1+?,*_HLF^F(\F/@-\A,_IS(1Y\$%IHR#X
S+9*61%PB=-'/J_]>YOH4X MXGMQ'>/\HNZV(A@ML.F_53%MZ"^$/YOPI/I_9\,Q;^A!*-4:GL-LYD_,)L'D M:9MY[6;M9/]ID^?3=O+\N9-G\W;R3'B^8:_^_^#D\ EF7?
WRIV##=^8N]O>GSF0\%P@B:2ZC5'Q+=SQC/!FH">:X M8\>=$Q=39S[UQ8>4@BP^DK P_)?TMAD];A1PYCN3R5R,QS-G/O?%!!LNIG.8 M1.!XGNOXWAC/OC.&0%Q_VLBMY [#\2::
[7.I&QT$51*1'!::954D*3G S3_I:66,P8S[5U)$2'NYC@0*:&CLG, MF>+(R!4TSB$GYR#9#>UYFA$[BK]SM,7^\E;E='K;VHT\WW7ML--XY(M[)?-B M!.[4G-8JK7*(0^K8^'5])
[84FO>9&'$@:+_>Z3@62WRS6BD&27#*>;C!2;$7 M&+%G^3]D$9$@17C9Y]&#=43R_O=PV'KQ:<,E#/ZKXMB9@(Q3SP]&+C!7'#-\ M! 6GBWGGFR1-7H1Y6A0O
,)BJ&PN8[:)K74IA:ACV/*^X9A]"SD@6K#Y AA: M+"L=DY86#M!ND1E"X_O17NC[DN" 0#D3[O"M]ARGA1N88]^"$B\5G M@6=>%W987NSWH&F0N8%"@ @EA-
MAF&:L\>LQYDS_Y=B2"BQ 45P2!HTL$FWK.W:B0Y97Z1*UG!P&/IT9QQ+GUL3I MVXOZHYUZB"W\SA-=PU4CXOK$1N3#962,L3[8GH(X!W5"8\.X2)$I+/^!PQ7L M6&0"3
2.ZT$KI2S])%P,<446A.AG;CU%,@&QA\ MU[V$$HD.MF66FA1@$),HJI"C>300#1GNJRXHS1'XD,#0#["++.43ULFML@>W M!I13EA$3>XKF(R9'56BI&.R$I7M:6Q\KR:
(GV5PFZV[T,BQ[LQH2O=_0@,)D M7EW*CQ')SAOG7L4$91JMP(FV^E@T0;QU&T<('!$^AZ9B0I\TY\@"A+E:S5VX M'7OD)[:J?0G0-*C8<0UK=?WJ -0[J-\LI:Z7K&T+*PV.QVP_
_AV#E/9X8[) M-$X8@8I@-$>O80"-)?_HH?CR_-L)1 M"$(LR1FJ5)EE- T18'-E(SOCG5O65'RRI;A1BRL+0DIU&A8\ 2U]4+&\Q\K"B']%/E]*YU&SBWGE#L9"7$6M6'# BTP19Q, M-
Z/IX7&@66 ZAL) 2P6#9?B$.D,!)PQ\(PN&["H1J?8*-BI[YMZD"<#=,MR, M'L'Y;6K4RSWX Q'T0-;A6+(85>Q1!JK;]+=)/'YM9-67^7[HZOJ8QT',8Z'G M_R6LF3=>=/JG1S4,:4#ABAK=
MJ$"?>9_XGO2'.2;Y%-;S4V&23&V?BA&Y)!LB%[Q*!'6L$SD(Z^*-,7)ATQ M(6HG,^,&;*;(Z9??\3=63WL^:,^&\K1:;ZPM#9P.&^70\Y"L$9%X=T/-,4F0
MW8Q'_F)^QAPW%;2I<\BI_'Z>7J77H0#@I(:C=L @&BL>C\3RP0@<8$/ZDGARN$#P8 #T>@&0 MH8VTBYA@D&_)4&@,!S=9+S%PZIUU^B1N"""6,?4TF+2\LPX<"92V\FV3X/$?
M&BIMM:D3*-LZ^T"C,ZDC$:6[!$G+ ;7L#\=7"Z"Z M]M(A H(X4!![#A1H:W3_XY364I_4=$+76^Q@W>I#0(]^^,B"9;UGQ;9?]S72 M6KQL1LE8KZ$W;;3A:-Q NQXB
9NF2%RSV:3>$)*)F+RI/):'=BVEN98KB:] MXI]0Z>ES]D^+D9K*#Z.)?QJ,]$?@&J:CBVN\ :[IW%_-GI!M[P-S46Z.*3(Y=$.[%^'HU"F+J+M/@NJT8V&2/*D,0.JFM
MY:NS"YDG6V^SW1]3ZAIB8G-KWQ7@CQ6_S.A;6]T_4@4[6//B H_S)ZIQV7U6 M%178?ZC !TTV Q&RT:FB*Z3BJ9=C/!V?U4IZ@&9.%PEWW_.15$ESC27INS6@$@"
:N_VK#Z:=+3A;H=M M1548&\]D3OZ(/$ME?8$,?ZMT8:_'K 1O$ AM7P!M_3?L0T'W!DAQ0VU6M'H& MQZ&-,?0.^R&.J+[4G):YLF?ACZ:]2TYSHT2JUD!"CZ%6X.^#WIYJ39ZK6O-G
MJ=9AMAY5KO%B/IK\/N7RVHG.\[1KX?G_J]I%X 0A W,Y*<[@^4Z#63":'\PS MZK+QH/)*I-BYS\E:[&K[T/F9B@A7'=\K.H:'J+E1UOF*[/<2Y!+@4L=[JTI3A+>]R>>CFB+E@[2S3P]?
56)<: M&CKE6.O1C5;4GS2 P1(!,U%%\4J<+W\O$0)@EH(LY<)IK"/&LH6*8X=OLA6A M329PA[R.3"%+B]KZ=-[U.XRPS?4"1$>J8#V;+-@V^,:NO#?7W.'^.R-(WW[NW-7CAX ,?;5$=
<^R^J<-.1@[G^+[K%P =[!>H]Z_RL M[8QL>P^VJ@3\+XBM^A;&XH*FH/&R3RF=U*$> 7OI+WYZ]^G;ARLZ#!Y)?9K4 M^_+C707C'^DJJ'6%[GD)FF9-NUUFVNU:9>R9F?
&2;G,QRP?+;HE"G)'6BGPD MT&@2;I2]>S)E#?N=6:3C<.!!HXK7'5B.Z M&W2+"+T-)D_>@+LC[>49]_OU&/ G/\H]T!: :553@#Q*0S,G['!?%IOP(U! MO?5G1QA8/$=
]9WG$7VQ[3W'NWO(;Y-[0OY"CH+3OW)CW1!5E09!RZF'J-9A MLQD]PVQJG>F&#S*$FEC3AD] **_;PZ1M:$H(Z><4K#5!$4;U<@7UWMKD*R%$ MLC8?&E9-+M@N>^ 2\W!
[*N&O7MMG/PVDX*TCAXVN(J].[71MVVC=EU8GU76! MK05G2QG7@.MTYK:8W$BHF=_<5.XK,)W_(/QAT2:P^\URNU=9%.%O.F.ZP/> MJS(F2-P]>&@+,1)3
3KOULT2M6MWJ=O#N!I B[&C,K5(4+/*TVVGU]W_-_##=+CD0M&+#_UQ)B_)/?=]K8;!CECWU9O.A./OBHZ20"LNME'NKR M74RV-.Q= 1SPBM-9 T5;@7,?JZW '6QB3-+Z!ZN3E--
_2KIMS7L'>T#[?H;R MA_0K>.S091V/N=QXTKG. MR=:NXGB/F:2NR+,'&6S F0=Y<>*) 1QO&9%G@T,NN<\DSVT5*JZLR&>NW^GU
M8,/)8A6M&9N9O1A[)A:##7:US=B]%K3!E4F>WNJ(".PX1NHX]]U7/8&!NEOU M G*MTZ1['N6]XIHR65!ON&FR^,**SN\"?4K,JVS$1Q?[:'8NL*PLUNP$S5'$ M<0VHN[
REK9NI_G*N0O;ZV>"=X<+K\W+,D8".#DD;[3>2@)EL] '()X[[V>O MBD%K.W?A!*.V+XYMP1^-ZR_Z6BR _(7M(3*I99WMUA"8:.:27VV % +I92D* M]Z$L-
E2TW14$4ENJC=81[N,6X0* '"DV"YX"?A43>$#X6U(M+%U22"51/208 MV[]MMV@.@'M_2GCP_+NJ.Q;-IMKIRC$Z8,.!2:2IK%<:P1 9-7--29GO1< I%;'MT;%V$#S8Z*SV/IV3[6Q8
MM' GXN0!>RX5?"9.2_B=5H9UI:G#/E&%L;:2P@6TDZ+AS7LQ]]VFH\%J $C3+; MT_.=UB/MN,Q-=TS&49@IB')W6K,.)\HDH5/A!1.'4#N>L.D\ MD/%7O&N*!F.$FO-Y>
[WIKR5*UQ%_M8J>\4#AM6KAX5/XETX4Z=V61B7D""ZW4\ MY"^".#KTC>=EY=96K$_2"+KN- MI#1OL3;?-N\ 7YE77]OAY@7BSS)?TYL#L5IAJ@LL>B)R\U*N^5"F&;\("Y2.
M^,*/&P44DM, _+Y*(4C[@39HWHQ^^]]02P,$% @ QH)&6NL.6TE "0 M(QD !D !X;"]W;W)K"&ULM5G9=8G%3.FSQNA@6Y
M+L*OO(MQ:&UX.GA@PRAN&+'=01%;^4IZ>7UIS4986@UI=,&N\FX8IPM*RJVW M>*NQSU^_>OWIYLOL\\V7U^+-S?
O9^YL[SQ@_*L7DNJ!G%3.&\K%)EW0A:I^%6E2UTLQ8R*17NMG'BE79(9 M5UDE_CV;8SD*Z3_'PA*43HXK)7]=Z5,U%4'Z''*KE7G^N]_&YX/_OF(2Y/& MIF70'[J
9H7X42MMF6;F_O/D4; 45XJ5VHC36MXQAX=*+26_T[.DO M/8K0;[*HP'5B=!ZJ]R?%:/)0C$BZ543&9/+/B-C_/UCGYQ=31.OS"JA@'YU0 MBX5BNLZVI.!AZ1
@Q8:I%^&2:V7124C%I#=Y.OXE:E<4:6T/G'_,VYZ8.1(# MZE'Y7-F&?D("%U);L999I5SM3U.YS"--C@0K4H>11LK0-CC#<.!D..@.8)ET M#FV8]M.SX90?
9EK.=0:;NG6B.2X/63@^M/"^@3]DTG0ZW=E49X=O E/69A%% M2DL13+(J#=L-Q-OVXO"@M67?EVYM4@3&/YQ(3.%,IJGH4K3=3!8)BH/:G&-@ MW:K2!
[]'%^SWZ"=!:_08M$[&TSWP#/\4W=C MI0^B&4\"=$1CNE!WI2;7JQ)&:F3@0-_.($H-948!0OA3(%*YJ:@76I482]F\ MEYB]7&!=QAGB^-1.R./0^?&*W8G:E>KP$?3T+IJD["
$$0_6Y!\HMQ#=W4HS M_QHR1.)%Y2@I^[64-N-%0 858)H*YR..Z4&S \G"A*M"*@Q24Q"!4=;P)DP= M[>6L(#=KQ2,+;(/L)(%QF7:K$+?&P'U H%5CZM:HJ\JQ[8?E[RAOI;2>EEP-
"$UD3 .$-R(%>8KUKXVV5K%=I4H M7;+6-0R4\TPU9;BP)D>&$[I3EHS;4M357;*2Q5(U]%X[F5< MLJ\LH_&K"00%VYE$30FF_E_)01$M)" *#&]> 9Z>*H-80!A;.DJ3*JT ,'QAV
ME!^K5G26XZ$;%1M*WE5SI[Y7R *$S(RA$4O=$W<]V"B@VXGL;^$ 2:%GR S M9&>STDD((_L#ARU")^/ACWD5H)*6)B,74-VJ*VICG&J2T,PA!-]5># MNU3-$;M"N:C
A3KC'9'\F'VLBN5-6WE1>Z^8*[C:I;S-D9V<@I3(D@L1Z^-; MT >.R#80WS8@1%$@./-[/$GQRE!,F3/8#8.0KM!C&^.:$(: <)@10QFZ"PZK M5!464;3(.KI4P-Y>%VFB'W+DV=XY?
3T0?'"B#3S2<4IKF.X(NE67^TFKSWFQ M?O"T++0_XU]K06BT+N2/1#%3=3B'^P^)V+4?3:>XG?2'4\O M\#OL#L['+=4,Z-,@ZVP?@(%[?\R*"-8 :QKYZ,8JB52"NM**07BVQS UHD_$
MZ;0[&H_.Z&H,<_GJ8C!!;_,-UQ[=&LLAQ.O'4XHH8%J<7)S3U6#:G2 BT#CJ M3L<7XD/=)@IUY\46?-$%JPNH1?OT*K#H"6VCX7B#J8.@T+ ?.2\:CW\DCYP!
M'OE;03OB;4##O;'>J2/=E4" W4 \C8$\HI@Y?7)@+.FBK"@H; S*= 5#)F' M2)8TWX5@;JL]\P+G4#M\"W_874?9W&Y"5W@]7!E']/18X;E$A5V,ZK>Q&%NI6FD4'T[-
S<3=.J8L):5,TNQF MTR=AQ*&46SYT-'F,N0XJ:G/:QU"RZ5[6(RC6=/SER07] 4LI,3D?J,. M^@J/Z]X=]N-XZ#JL[]K[![10(.@[;7-V"6;)^N-#]&F/-5V<'D(00: U_X6:
MPEVLJ'VN32J\&KT;7>\.:ZX=^PK9[_UX3I7=LF?YV,=A&_8S=/F M/P"S\.%[MSS\^^"=M$MT>0PO"VP=]"ZF'<2'/\F'&V]*_@P^-]Z;G"]7"A5I M:0'>+PS"'&](0?-_D>O_ 5!+ P04 "
#&@D9:M#\9,;(" #>!0 &0 M 'AL+W=OV4]M_OG$#&-(KV);D[W_/X.=MWPZTVCW:# MZ."YD,J.@HUSY2 ,;;;!@MMS7:*BE94V!7?DFG5H2X,\KT&%#&/&+L*""Q6,
MAW5L;L9#73DI%,X-V*HHN'F9HM3;41 %^\"]6&^<#X3C8F>6C@'E!*#%SGH'3[PD_ MHI2>B&3\VG$&[98>>&COV3_5M5,M2V[QHY;?1>XVHZ ?0(XK7DEWK[S I* 0JOGSY]TY'
#ZKP'B'2"N=3<;U2JON./C MH=%;,#Z;V+Q1EUJC29Q0_E(6SM"J()P;?WFXN;Z'V]ED.KN=/*$Y('EP0-0P%(-, M*ZNER+G#G%Z_Y"I#J%^;!4Y9*Z"[PF))Z/U] 5>Y-
Q(0*I,5O8B:::4E#0"A MUO#NC%8HIBM+J?;]H('5D,]&5P272(W6ZGF!,^BR#F.)-Y).DO9A;K#D(J>Y MH!RD4>O3M7C#: M(8H8^;&W&#$F#([=97C03[XZ;M5"6
MJEX1E)WWN@&89IHTCM-EW<%+[6@>U.:&!C :GT#K*ZW=WO$;M"-]_!M02P,$ M% @ QH)&6N.MA" 5!0 @@P !D !X;"]W;W)K&ULI5?;4N0V$/T5E;.5)VINP"Y%%8*JX):$JL-
1"DH=4'F2[9ZP@2UY) MGH&_SG)XS%D()O*"V/+ZM.G3U\D3M;6/?2J]FE4A-,?CL2\JJJ4? MV88,OBRLJV7 JUN.?>R9F?-I/#\%DV5.ECIXI"4-X[7IRNB&'.*A$%:N6?BZ
M[OF!8<26[M([]KVXOKJ_N3<8 + MWC@N.KCS!#=[VXZ$S?6A,J+*U-2^1)@#&X]P=F&X/GL7<1+*D9B?[HG9I/9 MP3MX^WW ^Q%O_ZV ;5VK@+
(*7DA3B@O0569)IE#DQ:7RA;:^=23^.,M]<*B: M/W?)D)P<[';"G73L&UG0:896\>16E,V__V[Z6_=G@@5\<=&FF=1R1)?@@U2"[L0'Z;3Z>@(Y:HU=YXR8M$&UM3F
M6BTEMZ,7+0K$ 0TMY6&*+)1GKI][5GUY^0A)Q9_"Q(J1,!^4OLFV[<9<.76;?V6CV^5)&_# M*_5['2 XFNXMS5\R*]-1T'$S,@VP#FQ;$9P A5E1Q%I&Q($Y[LS"KOQW=&I9 M_EM\
\8-C-6PT/H0^G3SFT.??$-,PV[<\.T]).*OHW[9-Z4%(>R@7_1;)Q& MD/=--\@&VJU1%?1.R#SH51GG3)HZCFJ>F1 RF>Z(?6U;78I>UJ3"2)Q+'KKP M6;3.\51*\RP=')AW+<9<-
SOV1(YZC4E=J;+E8Z/+T$L]%]C2< MC97$V)6]9PQD#$I(0HL%"V!-)^775N%8PH$$:7"#C"+CJNTVC+:S&-$N,*EQ M00$<)$FGV28I71)&N^X5X\&]L":WC+=?
EA5]D:Z(_6I_P3Y+]\KM]G0[OY%N MB?&.XV&ULO5E=<]LV%OTK&-7;V#.,3%&2+:6)9QS;:=--&F_L=*>S MLP\0"4FH28(!0"OJK]]S 9 B9#T:!Y\5&NUI9>')^]K/A*W C[J;K6
M>#INI62R$*61JF1:+%\-SD#6(R2.0B MM22!X\^]N!!Y3H)@QN<@<]"JI(/==2/]C?,=OBRX$18'$?R9DKQ4Y<;]9AN_-X'&M#96%>$PG@M9^K_\2XA#Y\ L_LJ!)!Q(MG-
U>D;/RDEM^]E*K#=.T&])HX5QUIV&<+"DI-U;C4XES]NSF]L/%WW_X\.[R MZN/-,W;UCT]O;W]Y>6PAF3X_3H.4UUY*\A4IHX2]5Z5=&W959B+K"SB&2:U=
M26/7Z^1)B9D#=N_1P[>>.OR+OZ7$N[9?\Z7QBK 85_/^:D M%S%Y7 25QPM3\52\&@#_1NA[,3C[]IO12?S=$P9.6@,G3TG_W8GXXU+8VY(A MG*)8".W"&3&
[%NQ"%14OMTR45FB1,5E:Q7C):F10;[2TLEPQOM)"H 8M6PB[M$:+L'>5EQGX<7@^1?+W"T1N1UG10&/;NW04['/QX_7YP!$3;-0K85*A$!B4D M0AI3"R?
\%RPQ?:!8'JN:IVN47/T.60QM63S:!K'41S'S*PYA-*[SM%GAJ6J M*%#O*)WT+F(5U^R>YU!V,!KB5(4@N),1XY9Q5FF9"A)RD,R'IR?3W88ANPV& M\A);H
N5[@+%2K!EI54J1&8:CQK;G:A9,IR@7//<,<\2$<;[I= 44_$%C&J$ MP0X"QTKH#AMV5:H,P&)+([7,H?(Z^?X<@NASM0@.3 M5YH7$'Q^^[YY&AQ%'I!LLY;INF=OP;?
^M(<26GH'%=+VL<"66A7,8I)P.:._ MR.6@9]&@-<9XM\CD%3Q><2O82BMC'&+-#C=U1>(.0$9-QEW$4U668>!P@LCL MCE<1?*@-PD0^."B2N9DTJ19T*/*Y\)G R+7AR)WPZ7
ETY:E0;C>A TW9-K@ MR$.W]CCI?8;1J,X!K!PS6"^2T))3C! 1[F/8>.C!XW1"VA/AA0\.9B[ZXZ% M*"*@'OR \HD88$33$GS3Z$7RGA+OL-W4@4_30YUU:<%QG.6< I/A=^0=:21T M?
%5T2:>RQ7,JP$;*BC:Z)+A;.>5M(!J24J'(3P]#T.&G@7_[%JK>N4/+WAY M1]*T@#4$\K6L0'QR"HZP\JGI6*J06\<=KHN -[(!P7+&^V].EJ2XJT4I68&OP;Z-;M>@R?NU/6
MB29;.Y%IX]%+NZ_-'LI<(-Q[R^\$L%S0K8(TX)6\YS1_^X"L1;8BA:M:9HYF M30K6 EI24?EAW;ASL-9-:\:%UD7=\V2?^HEGG%6N!-^(A0;;;8GHQGVB6\I< M$+_20,]NGH])E!:E\$6!-
)VJ2"*]/'B>Y@%$^'H_9 H[1':X&C5PBE=BE*N5GO2MM+&>U&HLCU M4O>Z(QK/@!BUR1;NJ):*R^S!,+&'.X@Y[8K)P"\9XDO0@#59K5NZ 1*5'S/V M&)+:,/JIL=PQ1N2 >C
/4P>$*AR"YYK#/I_Z!I"I,M8W]C;<&8PNE6TGGNU^ MTOKQZUBX%5R#..D>M1O;FYN0,\KCFE:-EC6_]THZ#NSYUR"J8=>'/.[R]%"C M>Y:MPOG3GK3W:Z**E=;@1'%R;YN!ICK'-#'
'%S?8T)PCNI M.D/J.(["H+IS$JLD:I(/"LDQVS3R33L;45E;99UQ.!(E\Z1#CD'F-)I,1OW7 MC9(DFL?S\&Y/7=1)&EGN*.#A.&W0?(A>Z)UH['O6&]Z"YK:E=&JZD=+-B5.T M .ZO;V-
]EKD.24W-'3SO^V=Q%S_IY^9T(M!C03>W<1?$0^LEO^A2] 9^00IL\FUD14 M2]6,B!"A<#LAWW=MP345SZ#-*UY5N?07O<<8R"6.DN$T9UUS>CDY//##&(@0 M1\W1"\^BKH"=G
L?DIWB S::H\!&8[>:1"/@BE9)E)Q.X7BSC_!)W89FH^#X M?KMLZY\=CJ)D-#EBA^-XAM_)>'34$04+:=8R#@ZXP&N:0ZCQ_%?O)J-H/#TA MN?-H/AX?M4&_?!#()F!_1#
[\GB;1;.)B,1V#+,8A%C&B@GRC?+FM?:OJ2#%? M2;[_7S-JK9DGBPK%1)H";%TD,:[9[=> W&N264]GT_6>;-G[0'J!^8Q*XX,& M^1"=O5/EZODM;@1H@V4;QSWW/I7
,:]L305T$R;X47PR C,*]@N%]CS<.' P MS1683"#O1_W-MVMG,@L#"> L##OH'#"'IQI4RX M9S;IF,_/&YUOZ6Y0 A,?Q;W M \,9N@H/W5XO[U.(DV-B-G\E*TXC5O<>J@X M4@CW"4
52F5#F)^&-T/4&I0T_R&BJX@@MO= QH]PUV9J9VLT9$&\2Y#P>+T(M%^?OJ4E<[VB M5.1BB:/Q\'0Z0&]W7PGY!ZLJ]S4,YCFK"K=<"PX':,.4@*)L\T *VN_ESOX# M4$L#!!0 (
,:"1EH^I'E2%P@ !@3 9 >&PO=V]R:W-H965T;">'8\R97]KR3.5><\M]'HVR<2&VZXNA,(O*VTVW.'5K'NV,(*G_M F[\7]_J2WX5)U+L[\VF=S<:9+ METLE/AMFR\V&F]V5R/7VO#/HU
OW])S$6> MDR# ^%;)[#0JZ6#[N99^XVV'+4MNQ5SG?\K49>>=68>E8L7+W-WK[6^BLF=, M\A*=6_^7;T;3#DM(ZO:D. \%&JO"?/U=^:!V8]=\Y$%<'8H\[*/(H/W+'
M+\Z,WC)#NR&-'KRI_C3 245!63B#7R7.N8O[ZX?KNR_7[/YZ_NG7N]L_;C_= MG?41=-EP M$+&X'X]^(&_8F#GT\H;OF2F>A"H%6QF]87-@-4@'N-IE;.Z=+ S[[^72^O7_ MO>6!
('_TMGPJG1-;\$2<=U ;5I@GT;GX^:?!I'_Z _2C!OWH1]+_;I#^L1#V M1R;@C4W!U8XEW(FU-O(O89ETEA5&4IDRJTN38$VO4(3!BU(YW;QXER:52VWP M:5+YU#*N4J9=!O?
6^WF2Z%(YD3)0"N.6Y0)595F)U#'L"H 5-B<[/'PZQ4&9'HM8*E MP 9B8!1VJMX/Y#,J<@ESGX &P)D39D.2Z1FA+83GD2#JE!W&1PQH$H*VI@W* MO9*?"-*
8W(EL6!Y#@2.FS48%WIXDDE@3"%J"%'M M2QE6+$(!65C&SBH#NTW:W0C*^ 3Y7">:+X84F')=>*]35"+0LD(.M!;(6C*) M$-(*$]PHPDVY6"J2IG-@(%N^:E05@YFN-
"+XSF]SF30IY863Y)D6&)\\;5?\ M8S,G_0DDZI#G.X #0B)P!OH5FR6RH:9@_W<8+,)3'/DC-76T\MV\%SEX[& V MFG9GZ&)YCOR(V,'T^+C;?WDGX0?3\; [?
EE[J;A\%Y&0;2:3C!W$HT%WV!*% M2'5'KT3%@[B]9U^4$9ZHO?.>N)%\F8L:?07ZW_8-4N -/B3'[+GA8-AVDK=D MUEYIVQ%J,S E99DC,VPKT@1E55).T?0@-
R6XFMNL(BK0^)*L3@2DI6RY8WLY MB3V2TJ[B9O&,W"M\LXB"@ #Y6R>+AB-V!9E4ADP*]&EP4[M[.RM=HX8=[XW_L9WJ5 H1H,&.7C)=ICY.=-"R>>(7:*5:L6[^Y*)5 ;3TU9[
M+9=6IA*/$5O(7"([&T*G;LBJO'@*%S%+$MW%OD&#$\GU4Q,S:3!<6-XGPC M$"6 _R@*;:5CMS6_PVI3:!,ZR&'GYN/M'+;@^7=N4$R#?DCA+OO4+$WKK-[W MRTKFQ.+L2>?
@'<)?",H1ZDQ$YLB?TK@/MH0_GJ3UA(; T%/10A,W:&ZD09^?0^-?0J$7X4RRH!8'MKU5F!EAW?R* M J44F-$[R_E@%YAB,DZ(]BR"C+T(/%R%\JW#4UKJB0&CSQ9T<)KSNE#'_E-B
M7 C Z/>6 =X-C!?(C*WAM1C*I#Z,1:1EN1ZWIC@AIT)W4A(/UW+,! MR(+$;(UTXD.JM_Z0 M.@NPM'Y6\U[*.M5>^1U;! 9>.G$ESG"'%XP]6EOIMY M[41(*_W]T!5$D,5:K;V?Z+
()+7#NDOBGRSZ6IO:;RPQH=A.N(X&QOW?/NQ1] MT.H8-:J7AA"F1<^?84ALN8:NAGY[A;?@NXTW:<-3CTJ7Z^Q=**_"VTQQS>#7 M99= "HL3(=)JFD6.0>U+SN5<;N#Z/*](?6_&?
4$-1D+&4P8"+)!3@+J6>_H @G>6LZV?G8'8Q:B0-QI'4O/+6R-QKI^XT3'3%N M2UVUAB!5Y5*K;?DA-S@?CJRF2QI(7V4R7=,D76VH2F4:?KC3!NWTD2UT26U: ML7LN\RW?-
;@..W<+$$P@,DY"9!AO^!J9Y]5&U>A)1O.]0;'9X_LZH2YS7_+- M#U$E._D(+F8]C%_P%02P,$% @ QH)&6MA3C/*##@ -BH !D !X;"]W M;W)K&ULS5I9<]RX$?
XKJ(EV5ZJB1B2'<_FJDF1[MXR2[5EE:[T,J#Q@2HT',8Y:')>77Y^L&>PO=V]R:W-H965T;,><%IW>>SXJ<"><_FJDF1[MXR2[5EE:[T,J#Q@2HT',8Y:')>77Y^L&> TYLC=/J;(U/(!&H\^O&WSUD.5? MBIU2I7A,XK1X/=F5Y?[%Q441[E0BBVFV5RG>;+,\D25N_N+8I\K&?&D)+
[P M77=QD4B=3MZ\XFE.6F6I(G=ZYKZ>]X[]K*1A;K. MXM]U5.Y>3U83$:FMK.+R4_;P5V7W,R=Z8187_%<\F+'!;"+"JBBSQ$X&!XE.
MS:]\M'+H3%BY1R;X=H+/?)N%F,NWLI1O7N79@\AI-*C1!6^59X,YG9)2;LL< M;S7FE6]N[SY>__W\ZO+VW5MQ_?&7FW>_WE[>??CXZZN+$M1IS$5H*5T92OX1 M2IXO?
LG2(=VFDHCZ!"[#5\.;7O%WYSU)\J*IF'F.\%T_>(;>K-GKC.G- MCNUU)W-U?@4=1N)&/L&T2G&9YS*]5WS]S\M-4>:PDW^-[=[0#L9ID^^*/8R M5*\G<(Y"Y5_5Y,V/?_$6[LMG.
\:SH/GJ/\I+?UOE,3=3HGK+-G+]$GL9"$* M]57E,A;ETUX5(ML*F&+XY7S#T@LQ$(XIV;%^_O*]_R7<%%(3XW-S=3\?M.Q\HN MQKO]J1#-<"CC#<9S-7-/OJ-*-M3LS2O?'H@"=\%#&ZJA2V">!J^D#Y?
(.+Q..)28JU&""+;T\8+1Z19JB"M2&R42NUV'/&@ M298HW497S/<2.![0>=JZSJ!!L1RFV/167 M A)@8=LQ+>\:PH,N(C+@2.<(=EE>_-37D"[,QO9Y]E7#-S&)J5!,)XJAU3OO
M;MHU!2S0HZ0>Z5H1 7)*=LV9$3&N?*R@$=MU_ 3=QU!9(2]K4L=L,58BTW.O[6(L1B37L;5V%9L12V>998Q9)$[%6C.8<$NI/-7/S.G$4PYU]O[HE?9/Y%E99E%M3"6:WF8NZX
M@8\Y[G(F;E3.J :^W1WHX^52>$ZPF.&OAX%OK5^)>R0+!##/F:]HQ,+U:-S2 M$^^2?9P]J28457F((*I,4/')ZSILFNX\[7XA_/F-8M M4HGN,U@'W(4G3KU@<0;^R*VA+?
*"KS*F6&!";3VTF;+NS5XNS\1=5B+,?TO# M$*QE_8297_BX6#OKE2\^IN(2YAD+LAFR/&?,@G=9C"@/5]I3%%+&F=O :[S' M1M[.=/(6CJNU/(9!V-
P:U7"PM0$#"ZE0FUWD!,XX&"FKJ8+-NXF8)NJ-)X+G MV.E1+'>RY%BQEYK],(2[MAQ9U_X*&Z:0'R$RT"!:+ L=0ZD M1V8LH-,*3@8? N!$1J>D@NR!Y&-
B5S\KL(:7+XLZGE^..CS3M<%%5G#57/]'<>C:J";0[*N<,F-9<]Q(;UI[\'5KSI?6G#5E M4BSO]JR$(8=,4^P?G+ NV41RN%2#0([&>*S_13VUBG@!OS@SOF(LVDJ^;$W=
MF"/"$V(54,/D[O;3V8$8^_+F?$9@@S^^'(^*_-)[:>'4Z>QLD-6G &3BO=KD M%8H[FT&Z&DYDI$221=!<:+DE9X)7#F.UU6MM!P9M^&RV7I.77..S?9)LL;P4 MB,-2?
LK<8"!19]R@&K,*\TJP4A<9X>EPO 1'4$G@6VAAOK-$ A&31 ME1.B#4[# M9J-_5^9)EF(*P;T.TD'R4LP7B(5AE1LMU@9A-E",R(,@)QF H8Z'=<615ARH
M28=6TYQ8"$Q2>"3N6C&/^^L167=%^BBYRN' MVCA@A1L!J/50NN$1)()?9?^;"Q@3[!,T+Q-5NZ& MYDU4C\!)7=@\1A(FV8!M8TGB;S+E8.G5(F0EX+IQ4**K3,6(\9T47L\H=QI1
MBN89KJO8>I()"[4?&PNTFD>D$=SU,.G#_8&$X[OXK8G6":,5IX&3)EY8;MB6 MVO!83[:F<1@?$D79@D@4"!4;DMD&RN:L,5YT= W89@*'G-APA_'K&2#]$A>S M &C:-

W.]P'-6ZS5Q8_P "B830-+D=*[>,VQJ)/M8ER\7%C56N%4W%#K^@UE M4UJ<\L;0;GH5=1/KD+PK,K^V7(1UP;_'*MQ>YZ <0CF;"DZ64[>!<*?&>^OE MHJY'4>-
$WBM3N!ZQV_$R,3BKI?: =6C1CA.S\TKD8$+;*CJ7U$*ZKSL:1,Z; M+HT?_#F]XPU*-OP7WB)P_!H$K-?.!]7B4>T?A)_67=E#>EV@ M-I+53)H:MQ@N1Q5 EB19VNEA=/ #50GG7"7L-
0%3:+:;^(:ICI,W/02F)/O@ M*D)M59X?5FU<=".:QTS*>W9IA! M+3U,?5QP': U[#5]K[6*,6N=U=9ZUY0/O?)M"%0&1M!:&1[9;M]H[XSPX(D/ M![‘R<>@N:.]H()ZLVR==@SPC/8-R*)?
$,>L M!ID8IR#,&(VI^V!'IS8)/]_MZ?1T;ALWX1#T>ZV:2ZN:]R1NDWC%9Y8Z?.9G M]I#_4RI%GTJ56D/ V(VZUVG*R;23_1?^6IS,@JFW$-2 .IFMIVM/!"X]74WQ MY&
<;$H/U"N:PFBYG8H9\=^*OI\A;?N"+DV VG;GBLUGIU)^CJ"0ZP1(W_IQN MEE-_A2)YL<9-X$WG <%)PD,TP9O1$&|:>.)T948O7#RV@]WY=VZ0.E+8&F^+ M"O(5-8W
YMP[LDL:=#>./](L/;>4QSK M/Q =6.)$FALCB2S0MJ@2;/9V@F6 MZS%7&B\BZDHQ G]YHE,U"H][$:'/[T@54 >YLN? <-,J,3TNZWY9H.9.Y^('V!3_0+M+_'S2Q9?
S+24^.FKA1D0P#68T;CJC M<0B&:_P8V6Y4*;D+X$[7"W[ISLR/CQ]:Y*J&Y3L- 4 Q%#I;/@:)UJ"52-+9 M0:_ES2T1M:5C7%._/&D56\#? +"[G%'7$^ Y8LR46;L"CZ:"[I2(G$)1\7--
MWJX.50V6)GVBG+TD2&;BV!BD0$)1A 8CVX,UQKA#,L%V.5'8WJ,-_6/I"&H[&MIJ(_!/'&C?II7X9A7JEFT:+=S["GW*" D0J) M.F:M('+J,%
3QE9(7&+Q64LGKT>:)+JIC*5K0ANA*HJ#=A?U-# K2QI@%&)X M%NN(U;J1,8,S/@B'_B]'?-\(\0C0)'"29OW6<@]V'_88J:U+[['7;A?Y.52+ MC7-[ZF"=^E2AUTJFD\&::G/VU05I%L2
UI$V5 .)>GOZ3MS-^+$.,XNELZ) M*SJT6)LI0>#,@_5QZ-W@[>[Y9,(**>K N,D(8Y#K-3OM@26=)"K2ICEME7Z MPMN#DV&G^:XO\.XQ2MW%JN\@I/V@"&K.^YJ&R>#X=IA>S
G:K-'8B#H&=+\' M6QWBQ$'?\&T#+'L6SHB5@P(?2=0E9M-2#X='G6G;N&QBP-Y\+6%ZEB?>U&LP M/(/2Q71Q#)0^>S#V$?^@=]JGOZB[NV,'&2.6(B-8M&]/C!N@+SMG3)NG@\.G
ML@ZIOCUM@$TJBL538JUWFF&(MAZ9R">*.296*9M#O'G=-$'69SGWO+$YW.>E M]O7FZQ/^6O/-"Y"RGT#8K??
K1[,FG1=9WN6C3BH^PC^!Z/RYRSW]FN,@%:"QF"SZALI#71O49#,N0V<2=/ M]NO>4JP:00G@&]7T4PXU'<89 P&3@0_!LD%[#2P3Y:K;C>A'P+--R!I#CC7?F^QY[.QMRT0^%/E%-
T[_II^YTX0 MU*