

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of September 30, 2010

OFFICE

As of September 30, 2010, the Company's office portfolio included 23 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately eight years as of September 30, 2010. Most of the major tenant leases in these buildings provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019 & Thereafter</u>	<u>Total</u>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring	87,665	460,302	207,302	542,101	248,460	402,316	695,744	424,172	279,337	1,965,167	5,312,566
% of Leased Space	2%	9%	4%	10%	5%	7%	13%	8%	5%	37%	100%
Annual Contractual Rent (000's) (1)	\$ 1,246	\$ 5,448	\$ 2,942	\$ 8,902	\$ 4,309	\$ 7,054	\$ 12,889	\$ 10,133	\$ 7,179	\$ 39,384	\$ 99,486
Annual Contractual Rent/Sq. Ft. (1)	\$ 14.21	\$ 11.84	\$ 14.19	\$ 16.42	\$ 17.34	\$ 17.53	\$ 18.53	\$ 23.89	\$ 25.70	\$ 20.04	\$ 18.73
<u>Wholly Owned:</u>											
Square Feet Expiring	86,407	447,911	164,611	386,209	210,600	378,487	141,232	338,428	216,350	1,530,738	3,900,973 (2)
% of Leased Space	2%	11%	4%	10%	5%	10%	4%	9%	6%	39%	100%
Annual Contractual Rent (000's) (1)	\$ 1,214	\$ 5,261	\$ 2,153	\$ 6,013	\$ 3,440	\$ 6,723	\$ 2,569	\$ 7,975	\$ 5,732	\$ 31,303	\$ 72,383
Annual Contractual Rent/Sq. Ft. (1)	\$ 14.05	\$ 11.75	\$ 13.08	\$ 15.57	\$ 16.33	\$ 17.76	\$ 18.19	\$ 23.56	\$ 26.50	\$ 20.45	\$ 18.55
<u>Joint Venture:</u>											
Square Feet Expiring	1,421	26,743	106,398	294,157	101,506	34,534	1,127,710	174,606	124,146	806,377	2,797,598 (3)
% of Leased Space	0%	1%	4%	11%	4%	1%	40%	6%	4%	29%	100%
Annual Contractual Rent (000's) (1)	\$ 36	\$ 416	\$ 2,071	\$ 5,604	\$ 2,486	\$ 538	\$ 21,143	\$ 4,394	\$ 2,874	\$ 18,050	\$ 57,612
Annual Contractual Rent/Sq. Ft. (1)	\$ 25.33	\$ 15.55	\$ 19.46	\$ 19.05	\$ 24.49	\$ 15.57	\$ 18.75	\$ 25.16	\$ 23.15	\$ 22.38	\$ 20.59

(1) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.

(2) Rentable square feet leased as of September 30, 2010 out of approximately 4,392,000 total rentable square feet.

(3) Rentable square feet leased as of September 30, 2010 out of approximately 3,067,000 total rentable square feet.

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RETAIL

As of September 30, 2010, the Company's retail portfolio included 13 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of September 30, 2010. Most of the major tenant leases in these retail properties provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019 & Thereafter</u>	<u>Total</u>
<i>Total (including Company's % share of Joint Venture Properties):</i>											
Square Feet Expiring (1)	40,438	76,962	61,596	58,342	77,952	106,186	257,844	117,809	325,200	657,117	1,779,446
% of Leased Space	2%	4%	4%	3%	4%	6%	15%	7%	18%	37%	100%
Annual Contractual Rent (000's) (2)	\$ 401	\$ 1,206	\$ 1,240	\$ 1,440	\$ 1,583	\$ 2,541	\$ 5,928	\$ 3,049	\$ 7,402	\$ 10,137	\$ 34,927
Annual Contractual Rent/Sq. Ft. (2)	\$ 9.92	\$ 15.68	\$ 20.13	\$ 24.68	\$ 20.31	\$ 23.93	\$ 22.99	\$ 25.88	\$ 22.76	\$ 15.43	\$ 19.63
<i>Wholly Owned:</i>											
Square Feet Expiring (1)	12,090	32,804	28,776	14,546	41,036	43,511	211,541	71,602	54,382	230,115	740,403 (3)
% of Leased Space	2%	4%	4%	2%	5%	6%	29%	10%	7%	31%	100%
Annual Contractual Rent (000's) (2)	\$ 144	\$ 603	\$ 575	\$ 373	\$ 742	\$ 1,242	\$ 5,059	\$ 2,068	\$ 1,388	\$ 1,656	\$ 13,850
Annual Contractual Rent/Sq. Ft. (2)	\$ 11.93	\$ 18.39	\$ 19.99	\$ 25.67	\$ 18.09	\$ 28.55	\$ 23.92	\$ 28.88	\$ 25.52	\$ 7.19	\$ 18.71
<i>Joint Venture:</i>											
Square Feet Expiring (1)	70,574	301,799	280,189	175,446	194,478	355,015	243,900	238,163	470,872	915,478	3,245,914 (4)
% of Leased Space	2%	9%	9%	5%	6%	11%	8%	7%	15%	28%	100%
Annual Contractual Rent (000's) (2)	\$ 1,008	\$ 4,233	\$ 5,476	\$ 4,400	\$ 4,196	\$ 7,134	\$ 4,624	\$ 5,068	\$ 10,187	\$ 15,483	\$ 61,809
Annual Contractual Rent/Sq. Ft. (2)	\$ 14.29	\$ 14.02	\$ 19.54	\$ 25.08	\$ 21.58	\$ 20.10	\$ 18.96	\$ 21.28	\$ 21.63	\$ 16.91	\$ 19.04

(1) Certain leases contain termination options, with or without penalty, if co-tenancy clauses or sales volume levels are not achieved. The expiration date per the lease is used for these leases in the above table, although early termination is possible.

(2) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable and any percentage rents due. The contractual rental rate shown is the estimated rate in the year of expiration.

(3) Gross leasable area leased as of September 30, 2010 out of approximately 833,000 total gross leasable area.

(4) Gross leasable area leased as of September 30, 2010 out of approximately 3,573,000 total gross leasable area.

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INDUSTRIAL

As of September 30, 2010, the Company's industrial portfolio included three buildings. The weighted average remaining lease term of these properties was approximately nine years as of September 30, 2010. The leases provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019 & Thereafter</u>	<u>Total</u>
<u>Company's % share of Joint Venture Properties:</u>											
Square Feet Expiring	89,288	-	355,621	-	-	508,050	223,190	-	-	344,351	1,520,500
% of Leased Space	6%	0%	23%	0%	0%	33%	15%	0%	0%	23%	100%
Annual Contractual Rent (000's) (1)	\$223	\$0	\$1,149	\$0	\$0	\$1,471	\$714	\$0	\$0	\$1,615	\$5,172
Annual Contractual Rent/Sq. Ft. (1)	\$2.50	\$0.00	\$3.23	\$0.00	\$0.00	\$2.90	\$3.20	\$0.00	\$0.00	\$4.69	\$3.40

<u>Joint Venture:</u>											
Square Feet Expiring	119,050	-	355,621	-	-	677,400	223,190	-	-	459,134	1,834,395 (2)
% of Leased Space	6%	0%	19%	0%	0%	37%	12%	0%	0%	26%	100%
Annual Contractual Rent (000's) (1)	\$ 298	\$ -	\$ 1,149	\$ -	\$ -	\$ 1,962	\$ 714	\$ -	\$ -	\$ 2,153	\$ 6,276
Annual Contractual Rent/Sq. Ft. (1)	\$ 2.50	\$ -	\$ 3.23	\$ -	\$ -	\$ 2.90	\$ 3.20	\$ -	\$ -	\$ 4.69	\$ 3.42

- (1) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. The contractual rental rate shown is the estimated rate in the year of expiration.
- (2) Rentable square feet leased as of September 30, 2010 out of approximately 2,004,000 total rentable square feet.