

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of December 31, 2010

OFFICE

As of December 31, 2010, the Company's office portfolio included 22 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately seven years as of December 31, 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>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</u>	<u>2020 & Thereafter</u>	<u>Total</u>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring	453,048	177,108	537,534	256,485	405,130	703,723	459,908	271,199	514,932	1,518,406	5,297,473
% of Leased Space	9%	3%	10%	5%	7%	13%	9%	5%	10%	29%	100.00%
Annual Contractual Rent (000's) (1)	\$ 5,373	\$ 2,577	\$ 8,834	\$ 4,448	\$ 7,099	\$ 12,754	\$ 10,638	\$ 6,902	\$ 9,279	\$ 31,551	\$ 99,455
Annual Contractual Rent/Sq. Ft. (1)	\$ 11.86	\$ 14.55	\$ 16.44	\$ 17.34	\$ 17.52	\$ 18.12	\$ 23.13	\$ 25.45	\$ 18.02	\$ 20.78	\$ 18.77

Wholly Owned:

Square Feet Expiring	440,657	134,417	380,864	218,625	381,301	149,211	372,892	208,212	235,344	1,358,798	3,880,321 (2)
% of Leased Space	11%	3%	10%	6%	10%	4%	10%	5%	6%	35%	100%
Annual Contractual Rent (000's) (1)	\$ 5,186	\$ 1,788	\$ 5,930	\$ 3,579	\$ 6,768	\$ 2,433	\$ 8,454	\$ 5,455	\$ 5,962	\$ 26,671	\$ 72,226
Annual Contractual Rent/Sq. Ft. (1)	\$ 11.77	\$ 13.30	\$ 15.57	\$ 16.37	\$ 17.75	\$ 16.30	\$ 22.67	\$ 26.20	\$ 25.33	\$ 19.63	\$ 18.61

Joint Venture:

Square Feet Expiring	26,743	106,398	295,713	101,506	34,534	1,127,710	176,043	124,146	365,109	465,197	2,823,099 (3)
% of Leased Space	1%	4%	10%	4%	1%	40%	6%	4%	13%	17%	100%
Annual Contractual Rent (000's) (1)	\$ 416	\$ 2,071	\$ 5,635	\$ 2,486	\$ 538	\$ 21,143	\$ 4,422	\$ 2,874	\$ 4,865	\$ 13,764	\$ 58,214
Annual Contractual Rent/Sq. Ft. (1)	\$ 15.55	\$ 19.46	\$ 19.06	\$ 24.49	\$ 15.57	\$ 18.75	\$ 25.12	\$ 23.15	\$ 13.33	\$ 29.59	\$ 20.62

(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 December 31, 2010 out of approximately 4,340,000 total rentable square feet.

(3) Rentable square feet leased as of December 31, 2010 out of approximately 3,067,000 total rentable square feet.

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RETAIL

As of December 31, 2010, the Company's retail portfolio included 17 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of December 31, 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>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</u>	<u>2020 & Thereafter</u>	<u>Total</u>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring (1)	89,204	56,908	68,521	94,888	107,460	266,721	131,276	319,192	293,968	504,713	1,932,851
% of Leased Space	5%	2%	3%	5%	6%	14%	7%	17%	15%	26%	100%
Annual Contractual Rent (000's) (2)	\$ 1,429	\$ 1,086	\$ 1,670	\$ 1,900	\$ 2,491	\$ 6,089	\$ 3,311	\$ 7,240	\$ 6,196	\$ 5,788	\$ 37,200
Annual Contractual Rent/Sq. Ft. (2)	\$ 16.02	\$ 19.09	\$ 24.37	\$ 20.02	\$ 23.18	\$ 22.83	\$ 25.22	\$ 22.68	\$ 21.08	\$ 11.47	\$ 19.25
<u>Wholly Owned:</u>											
Square Feet Expiring (1)	43,526	28,776	14,546	41,036	40,029	181,980	71,602	48,183	60,816	202,051	732,545 (3)
% of Leased Space	6%	4%	2%	5%	5%	25%	10%	7%	8%	28%	100%
Annual Contractual Rent (000's) (2)	\$ 786	\$ 503	\$ 373	\$ 742	\$ 1,138	\$ 4,640	\$ 2,068	\$ 1,213	\$ 824	\$ 1,307	\$ 13,594
Annual Contractual Rent/Sq. Ft. (2)	\$ 18.05	\$ 17.48	\$ 25.67	\$ 18.09	\$ 28.42	\$ 25.50	\$ 28.88	\$ 25.17	\$ 13.55	\$ 6.47	\$ 18.56
<u>Joint Venture:</u>											
Square Feet Expiring (1)	233,472	232,278	197,034	228,014	375,664	372,872	302,033	473,851	318,264	811,907	3,545,389 (4)
% of Leased Space	7%	6%	5%	6%	11%	11%	9%	13%	9%	23%	100%
Annual Contractual Rent (000's) (2)	\$ 3,506	\$ 4,753	\$ 4,927	\$ 4,822	\$ 7,444	\$ 6,489	\$ 6,096	\$ 10,265	\$ 7,609	\$ 10,548	\$ 66,459
Annual Contractual Rent/Sq. Ft. (2)	\$ 15.02	\$ 20.46	\$ 25.01	\$ 21.15	\$ 19.81	\$ 17.40	\$ 20.18	\$ 21.66	\$ 23.91	\$ 12.99	\$ 18.75

(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 December 31, 2010 out of approximately 833,000 total gross leasable area.

(4) Gross leasable area leased as of December 31, 2010 out of approximately 3,912,000 total gross leasable area.

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INDUSTRIAL

As of December 31, 2010, the Company's industrial portfolio included three buildings. The weighted average remaining lease term of these properties was approximately nine years as of December 31, 2010. The leases provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<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</u>	<u>2020 & Thereafter</u>	<u>Total</u>
<u>Company's % share of Joint Venture Properties:</u>											
Square Feet Expiring	89,288	-	-	-	731,240	-	457,681	-	-	344,351	1,622,560 (2)
% of Leased Space	6%	0%	0%	0%	45%	0%	28%	0%	0%	21%	100%
Annual Contractual Rent (000's) (1)	\$ 223	\$ -	\$ -	\$ -	\$ 2,186	\$ -	\$ 1,602	\$ -	\$ -	\$ 1,616	\$ 5,627
Annual Contractual Rent/Sq. Ft. (1)	\$ 2.50	\$ -	\$ -	\$ -	\$ 2.99	\$ -	\$ 3.50	\$ -	\$ -	\$ 4.69	\$ 3.47

Joint Venture:

Square Feet Expiring	119,050	-	-	-	900,590	-	457,681	-	-	459,134	1,936,455 (3)
% of Leased Space	6%	0%	0%	0%	46%	0%	24%	0%	0%	24%	100%
Annual Contractual Rent (000's) (1)	\$ 298	\$ -	\$ -	\$ -	\$ 2,676	\$ -	\$ 1,602	\$ -	\$ -	\$ 2,154	\$ 6,730
Annual Contractual Rent/Sq. Ft. (1)	\$ 2.50	\$ -	\$ -	\$ -	\$ 2.97	\$ -	\$ 3.50	\$ -	\$ -	\$ 4.69	\$ 3.48

(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) Subsequent to December 31, 2010, the Company entered into a contract to sell Jefferson Mill Building A.

(3) Rentable square feet leased as of December 31, 2010 out of approximately 2,004,000 total rentable square feet.