

**RATIFY ENTERING INTO A LEASE AGREEMENT WITH ELENI MELEGOS  
FOR RENTAL OF SPACE LOCATED AT 3243 WEST BRYN MAWR**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Ratify entering into a lease agreement with Eleni Melegos for rental of space located at 3243 West Bryn Mawr for use by Peterson Elementary School. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

**LANDLORD:** Eleni Melegos  
3722 South Wesley  
Berwyn, IL 60402  
Contact: Eleni Melegos  
Phone: 708-795-6234

**TENANT:** Board of Education of the City of Chicago

**PREMISES:** The entire building located at 3243 W. Bryn Mawr, consisting of three (3) large classrooms, one (1) multi-purpose room, and two (2) toilets, totaling approximately 3,250 sq. ft. of space, plus the use of ten (10) parking spaces.

**USE:** For use as additional classroom space to relieve overcrowding at Peterson Elementary School located at 5510 N. Christiana Avenue. Hours of use will be between 7:00 a.m. to 5:00 p.m. Monday through Friday. Landlord shall have use of the entire premises on Wednesday after 4:00 p.m. and Saturday from 8:00 a.m. to 3:00 p.m.

**TERM:** The term of this lease agreement shall be for four (4) years and ten (10) months commencing September 1, 2002 and ending June 30, 2007.

**RENT:** The annual rent during the term of the lease shall be \$24,000 payable in monthly installments of \$2,000, for September 1, 2002 through August 31, 2006, and the rent for the last ten (10) months from September 1, 2006 through June 30, 2007, shall be \$20,000 payable in monthly installments of \$2,000.

**MAINTENANCE:** The Tenant shall be responsible for water, electric, gas, normal maintenance and janitorial services. The Landlord shall be responsible for roof, mechanical repairs and real estate taxes. The Tenant will be responsible for any buildout with prior consent from the Landlord.

**INSURANCE:** The Board of Education shall provide liability insurance under its self-insured coverage.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written agreement. Authorize the President and Secretary to execute the agreement. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate this lease agreement.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** LSC approval is not applicable to this action.

**FINANCIAL:** Charge to Peterson School Rent: \$24,000  
Budget Classification: 5410-552-000-6000-5480

Fiscal Year: 2003

**GENERAL CONDITIONS:**

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness - The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

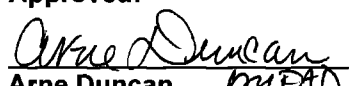
Ethics - The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

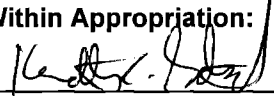
**Approved for Consideration:**

  
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Timothy Martin  
Chief Operating Officer

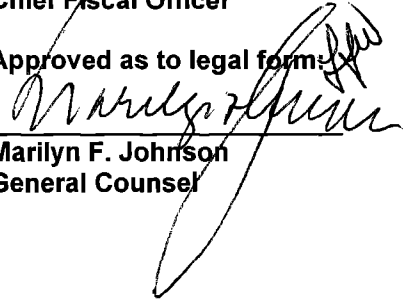
**Approved:**

  
\_\_\_\_\_  
Arne Duncan *myFAI*  
Chief Executive Officer

**Within Appropriation:**

  
\_\_\_\_\_  
Kenneth C. Gotsch  
Chief Fiscal Officer

**Approved as to legal form:**

  
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Marilyn F. Johnson  
General Counsel