

**RATIFY A LEASE AMENDMENT WITH THE ILLINOIS INSTITUTE OF TECHNOLOGY  
FOR RENTAL OF SPACE LOCATED AT 10 WEST 35<sup>TH</sup> STREET**

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

Ratify a Lease Amendment with The Illinois Institute of Technology (IIT) for rental of space located at 10 West 35<sup>th</sup> Street. A written lease amendment is currently being negotiated. The authority granted herein shall automatically rescind in the event a written amendment is not executed within 90 days of the date of this Board Report. Information pertinent to this lease amendment is stated below.

**LANDLORD:** IIT Research Institute  
10 West 35<sup>th</sup> Street  
Chicago, IL 60609  
Contact: Brenda A. Stewart, Real Estate Coordinator  
Phone: (312) 567-3923

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

**PREMISES:** 10 West 35<sup>th</sup> Street: 10<sup>th</sup> floor (which formerly consisted of 13,091 rentable square feet and which has been re-measured at 14,868 r.s.f based on current BOMA standards).

**USE:** For use as the Region 4 Cluster Office.

**ORIGINAL LEASE:** The original lease was for a term commencing on September 1, 1996 through August 31, 1999, with two (2) three year options to renew at the prevailing market rent (authorized by Board Report 96-0724-OP3). The Original Lease was extended for a term commencing September 1, 1999 through August 31, 2002 (authorized by Board Report 99-0728-OP2).

**TERM:** The term of the original lease agreement shall be extended for a term commencing September 1, 2002 and ending August 31, 2005. However, either party may terminate this lease at any time for any or no reason with 30 days written notice.

**RENT:** The annual Base rent during the extended term of the lease shall be as follows:

<u>LEASE TERM</u>	<u>ANNUAL BASE RENT</u>	<u>MONTHLY INSTALLMENT</u>
9/1/2002 - 8/31/2003	\$233,403.37	\$19,450.28
9/1/2003 - 8/31/2004	\$240,350.76	\$20,029.23
9/1/2004 - 8/31/2005	\$247,550.81	\$20,629.23

**MAINTENANCE:** The Landlord shall continue to be responsible for water, electric, gas normal maintenance and janitorial services. The Landlord shall continue to be responsible for roof, mechanical repairs and real estate taxes.

**INSURANCE:** The Board of Education shall provide liability and Interior Contents insurance under its self-insurance policy.

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

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Charge to Citywide Rent Program \$194,502.81  
Budget Classification: 0944-552-000-6000-5480

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).

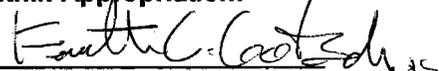
**Approved for Consideration:**

  
Timothy Martin  
Chief Operating Officer

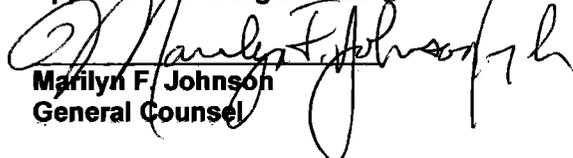
**Approved:**

  
Arne Duncan  
Chief Executive Officer *by PAD*

**Within Appropriation:**

  
Kenneth C. Gotsch  
Chief Fiscal Officer

**Approved as to legal form:**

  
Marilyn F. Johnson  
General Counsel