

**APPROVE A LEASE RENEWAL AGREEMENT WITH CONGREGATION KINS
FOR RENTAL OF SPACE LOCATED AT 2800 W. NORTH SHORE AVENUE**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve a lease renewal agreement with Congregation KINS for rental of space located at 2800 W. North Shore Avenue. A written lease renewal agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written renewal agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease renewal agreement is stated below.

LANDLORD: Congregation KINS
2800 W. North Shore Avenue
Chicago, IL 60645
Contact: Neal Stein
Phone: 773-761-4000

TENANT: Board of Education of the City of Chicago

PREMISES: 2800 W. North Shore Avenue, consisting of the exclusive use of five (5) classrooms, one (1) large room, two (2) small offices, two (2) washrooms, and storage space in the basement. Also, the shared use of two (2) interior rooms, use of the library, and use of the parking area on the north side of the building for faculty parking.

USE: For the continued use as additional classroom space to relieve overcrowding at Boone Elementary School located at 6710 North Washtenaw Avenue.

ORIGINAL LEASE: The original Lease Agreement (authorized by Board Report 00-1025-OP3) is for a term commencing November 1, 2000 and ending October 31, 2002. The Lease was extended for a term commencing November 1, 2002 and ending October 31, 2004 (authorized by Board Report 02-0522-OP03).

RENEWAL TERM: The term of this lease agreement shall be extended for three (3) years commencing November 1, 2004 and ending October 31, 2007 subject to certain prescribed dates that the KINS Campus will be closed to Board use.

RENT: The annual rent plus additional rent during the renewal term of the lease shall be as follows:

Term	Monthly	Additional	Annual
11-1-04 to 6-30-05	\$6,180	\$1,100	\$58,240.00
7-1-05 to 6-30-06	\$6,366	\$1,100	\$89,592.00
7-1-06 to 6-30-07	\$6,557	\$1,100	\$91,884.00
7-1-07 to 10-31-07	\$6,786	\$1,100	\$31,544.00

ADDITIONAL RENT: Tenant shall continue to pay \$1,100 per month for heat and utilities, totaling \$13,200 annually.

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

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: This action was approved by the LSC for Boone School on April 5, 2002.

FINANCIAL: Charge to Boone School:
Budget Classification: 2320-552-000-6000-5480

11-1-04 to 6-30-05	\$58,240.00	FY-05
7-1-05 to 6-30-06	\$89,592.00	FY-06
7-1-06 to 6-30-07	\$91,884.00	FY-07
7-1-07 to 10-31-07	\$31,544.00	FY-08

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).

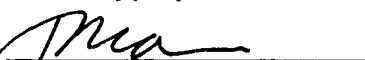
Approved for Consideration:


Sean P. Murphy
Chief Operating Officer

Approved:


Arne Duncan
Chief Executive Officer

Within Appropriation:


John Maiorca
Chief Fiscal Officer

Approved as to legal form:


Ruth M. Moscovitch
General Counsel