

AMEND BOARD REPORT 06-0823-OP1
APPROVE THE RENEWAL OF THE LEASE AGREEMENT WITH TYLER VENTURES, LLC
FOR RENTAL OF SPACE AT 125 SOUTH CLARK STREET

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve the renewal of the lease agreement with Tyler Ventures, LLC, d/b/a Michael's Barber Shop for rental of space at 125 South Clark Street consisting of 585 rentable square feet on the 1st Floor Arcade (Suite A-4). A written 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.

This amendment is necessary to revise the renewal term.

TENANT: Tyler Ventures, LLC
 125 South Clark Street
 Suite A-4
 Chicago, Illinois 60603
 Contact: Michael Bayers
 Phone: 312-217-5914

LANDLORD: Board of Education of the City of Chicago

PREMISES: 585 rentable square feet on the 1st Floor Arcade, Suite A-4, 125 South Clark Street, Chicago, Illinois

USE: Barber shop/hairstylist salon.

RENEWAL TERM: By mutual agreement of the parties, the lease agreement shall be renewed for a term commencing January 1, 2007 and ending December 31, ~~2009~~ 2016.

ORIGINAL LEASE AGREEMENT: The original Lease (authorized by Board Report 03-1217-OP02) by and between the Board and Joe's Image Hair Design, was assigned to Tyler Ventures, LLC as of October 6, 2004 (authorized by Board Report 04-1117-OP1) and is for a term commencing January 1, 2004 and ending December 31, 2006, with the Tenant having the option to renew the lease for one additional 3-year term.

BASE RENT: Base Rent for the renewal term shall be as follows:

<u>Term</u>	<u>Rent per square foot</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
<u>1/1/07-12/31/07</u>	<u>\$27.47</u>	<u>\$16,071.12</u>	<u>\$1,339.26</u>
<u>1/1/08-12/31/08</u>	<u>\$28.02</u>	<u>\$16,392.54</u>	<u>\$1,366.05</u>
<u>1/1/09-12/31/09</u>	<u>\$28.58</u>	<u>\$16,720.39</u>	<u>\$1,393.37</u>
<u>1/1/10-12/31/10</u>	<u>\$29.30</u>	<u>\$17,140.50</u>	<u>\$1,428.38</u>
<u>1/1/11-12/31/11</u>	<u>\$30.00</u>	<u>\$17,550.00</u>	<u>\$1,462.50</u>
<u>1/1/12-12/31/12</u>	<u>\$30.75</u>	<u>\$17,988.75</u>	<u>\$1,499.06</u>
<u>1/1/13-12/31/13</u>	<u>\$31.50</u>	<u>\$18,427.50</u>	<u>\$1,535.63</u>
<u>1/1/14-12/31/14</u>	<u>\$32.30</u>	<u>\$18,895.50</u>	<u>\$1,574.63</u>
<u>1/1/15-12/31/15</u>	<u>\$33.10</u>	<u>\$19,363.50</u>	<u>\$1,613.63</u>
<u>1/1/16-12/31/16</u>	<u>\$33.90</u>	<u>\$19,831.50</u>	<u>\$1,652.63</u>

ADDITIONAL RENT: None. This is a Gross Lease.

ADDITIONAL TERMS AND CONDITIONS: Except as specifically modified herein, all other terms and conditions of the Lease shall remain in full force and effect.

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 lease renewal agreement. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate this lease agreement.

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: Local School Council approval is not applicable to this matter.

FINANCIAL: Credit to the General Fund.

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.

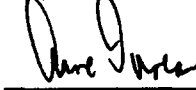
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:



David Vitale
Chief Operating Officer

Approved:



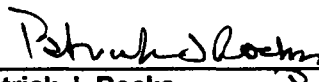
Arne Duncan
Chief Executive Officer

Within Appropriation:



John Maiorca
Chief Financial Officer

Approved as to legal form: 



Patrick J. Rocks
General Counsel