

**APPROVE EXERCISING THE OPTION TO RENEW THE LEASE AGREEMENT WITH
CONGREGATION KINS FOR RENTAL OF SPACE LOCATED AT 2800 W. NORTH SHORE AVENUE
FOR THE BOONE SCHOOL**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve exercising the option to renew the lease agreement with Congregation KINS for rental of space located at 2800 W. North Shore Avenue for the Boone School. A written lease renewal agreement is currently being negotiated. No payment shall be made to Landlord for the renewal term prior to the execution of the written renewal agreement. 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: 630-399-3990 (cell)
773-262-8080 (office)

TENANT: Board of Education of
the City of Chicago
125 S. Clark
Chicago, IL 60603
Contact Person: Lori Woodman
773-553-2950

PREMISES: 2800 W. North Shore Avenue, Chicago, Illinois, 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 the 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 6710 North Washtenaw Avenue, Chicago, IL 60645.

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). The lease was further extended for a term commencing November 1, 2004 and ending October 31, 2007 (authorized by Board Report 04-1027-OP2). The Lease was further extended for a term commencing November 1, 2007 and ending October 31, 2009 (authorized by Board Report 07-0622-OP1).

OPTION TERM: The Third Agreement to renew Lease provided the Board to have two (2) additional renewal options for periods of one year each. The Board hereby exercises its option to renew the lease for a term commencing November 1, 2009 ending October 31, 2010. The Board shall also have one additional option to renew the lease for a 1-year term.

BASE RENT: The annual Base Rent for the 1-year renewal term and the 1-year option term of the lease shall be as follows:

Term	Monthly	Annual
11/1/09-10/31/10	\$7,198.59	\$86,383.08
11/1/10-10/31/11	\$7,558.52	\$90,702.24

ADDITIONAL RENT: For the term 11/1/09-10/31/10, Tenant shall also pay \$1,285.51 per month for heat and utilities, totaling \$15,426.12 annually; and for the subsequent 1-year option term 11/1/10-10/31/11, Tenant shall pay \$1,362.64 per month for heat and utilities, totaling \$16,351.68 annually. Additionally, Tenant agrees to make Tenant improvements to the Premises in an amount not to exceed \$5,000 year of the lease.

OTHER TERMS AND CONDITIONS: Except as specifically amended herein, all other terms and conditions of the lease, as renewed and/or amended, shall remain in full force and effect.

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

LSC REVIEW: LSC approval is not applicable to this report.

FINANCIAL: Charge to Boone School \$106,809.20
Budget Classification: 11910-230-57705-254903-000000-2009
FY09/10: (9 months) \$64,787.31 Base Rent + \$11,569.59 additional Rent +\$5,000 improvements=
\$81,956.90
FY10/11: (3 months) \$21,595.78 Base Rent + \$3856.53 additional Rent= \$25,452.30

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.

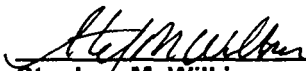
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.


Ethics – The Board's Ethics Code adopted June 23, 2004 (04-0623-PO4), 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:

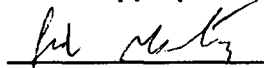


Stephen M. Wilkins
Chief Property Officer


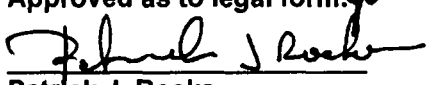
Approved 

Ron Huberman
Chief Executive Officer

Within Appropriation:



Pedro Martinez
Chief Financial Officer

Approved as to legal form: 


Patrick J. Rocks
General Counsel 