

**APPROVE ENTERING INTO A LEASE AGREEMENT WITH  
UNO CHARTER SCHOOL NETWORK FOR LEASE OF  
THE DE LA CRUZ SCHOOL BUILDING, 2317 W. 23<sup>RD</sup> PLACE**

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

Approve entering into a lease agreement with UNO Charter School Network for lease of the De La Cruz School building located at 2317 W. 23<sup>rd</sup> Place. A written lease agreement is currently being negotiated. Possession of the Premises will not be granted to the Charter School until the lease agreement is fully executed. The authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

**TENANT:** UNO Charter School Network  
954 W. Washington Blvd  
Chicago, IL  
Contact: Laura Zbella, Director of Operations  
Phone: 312-636-1123; email address: lzbella@uno-online.ogr.

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

**PREMISES:** The Premises shall consist of the land and building located at 2317 W. 23<sup>rd</sup> Street (De La Cruz School). Required notice to the Board of this leasehold under Board Report 09-0325-EX04 has not been met due to the emergency nature of this occupancy and the Board hereby waives the required notice.

**USE:** Tenant shall use the Premises to operate a charter school campus and related educational and community programs, and for no other purpose. Tenant shall have unrestricted access to the Premises.

**TERM:** The lease term: 1) shall commence on such date as the lease agreement is fully executed; 2) shall be for only one year; and (3) shall terminate on the earlier of (a) June 30, 2010 or (b) any date that the UNO Charter School Network Charter School Agreement is terminated.

**RENT:** \$1.00 per year.

**OPERATING EXPENSES:** Tenant is the sole occupant of the Premises and has the option to procure various operating services (Operating Services) from the Landlord in accordance with Landlord's current established procedures and rates. This election shall be made prior to the execution of the lease and will be incorporated into the lease.

**INSURANCE/INDEMNIFICATION:** Insurance and indemnification provisions shall be negotiated by the General Counsel.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the Chief Operating Officer to determine the allocation of responsibility of various maintenance and other services and to execute any and all ancillary documents related to this Lease.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Rent payable 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 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:**

 8/3/19  
Patricia L. Taylor  
Chief Facilities Officer

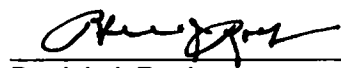
**Approved:**

  
Ron Huberman  
Chief Executive Officer

**Within Appropriation:**

  
Pedro Martinez  
Chief Financial Officer

**Approved as to legal form.** 

  
Patrick J. Rocks  
General Counsel