

**APPROVE ENTERING INTO A LEASE AGREEMENT WITH F.H. PASCHEN, SN NIELSEN FOR  
RENTAL OF SPACE AT 125 SOUTH CLARK STREET**

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

Approve entering into a lease agreement with F.H. Paschen, SN Nielsen for rental of space at 125 South Clark Street, 18<sup>th</sup> Floor, Suite 1828. F.H. Paschen, SN Nielson may not occupy the rental space until lease agreement has been execute. A written lease agreement is currently being negotiated. 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:** F.H. Paschen, SN Nielsen  
8725 West Higgins Road, Suite 200  
Chicago, Illinois 60631  
Contact Person: Jim Blair  
Phone: (773) 444-3474

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

**PREMISES:** 125 South Clark Street, 18<sup>th</sup> floor, Suite 1828. Suite 1828 currently consists of 739 usable square feet.

**USE:** Office space for Tenant

**TERM:** The term of this lease agreement is 3 years. The lease shall commence on June 1, 2010 and shall end May 31, 2013.

**RENT:** Tenant shall pay landlord annual gross rent in the amount of \$25.00 per usable square foot, to be paid in equal monthly installments. The rent amount for the first year of the term is \$18,475.00 to be paid in monthly installments of \$1,539.58. Rent shall increase annually by \$.50 per square foot after the initial 12 (twelve) month period.

**ADDITIONAL RENT:** In additional Tenant shall pay utility expense of \$1.10 per square foot with a 3% annual increase.

**INSURANCE/INDEMNIFICATION:** Tenant will maintain general liability insurance with limits of not less than \$1,000,000; Tenant shall include Landlord and its employees as additional insured's. Tenant shall provide Landlord with a Certificate of Insurance, with the provision that Tenant must provide 30 days' prior written notice to Landlord of its intention to cancel such insurance.

**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 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 report.

**FINANCIAL:** Credit Income to 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).

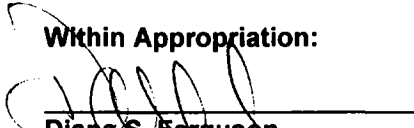
**Approved for Consideration:**

  
Patricia L. Taylor  
Chief Operating Officer

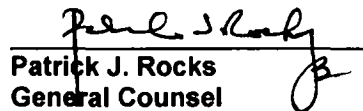
**Approved:**

  
Ron Huberman  
Chief Executive Officer

**Within Appropriation:**

  
Diana S. Ferguson  
Chief Fiscal Officer

**Approved as to legal form: *DL***

  
Patrick J. Rocks  
General Counsel