

May 25, 2011

**APPROVE ENTERING INTO A LEASE AGREEMENT WITH HOLY TRINITY GREEK
ORTHODOX CHURCH AND SOCRATES GREEK-AMERICAN SCHOOL
FOR USE OF SPACE LOCATED AT 6041 W. DIVERSEY AVENUE**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a lease agreement with Holy Trinity Greek Orthodox Church and Socrates Greek-American School, located at 6041 W. Diversey Avenue for use by Belmont-Cragin School. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

LANDLORD: Holy Trinity Greek Orthodox Church and Socrates Greek-American School 6041 W. Diversey Avenue Chicago, IL 60639 Contact Person: Jim Legothetis Phone: (312) 879-5029 (312) 391-9185	TENANT: Board of Education of the City of Chicago
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PREMISES: The address of the leased facility is 6041 W. Diversey Avenue, consisting of Fourteen (14) classrooms, offices, library, lunchroom and gym on a shared basis and use of the two (2) parking lots. Ingress and egress from the parking lots are on Meade and McVicker.

USE: To be used as an Early Childhood Education Center for the local area.

TERM: The term of this lease agreement shall commence on August 1, 2011 and shall end July 31, 2016.

EARLY TERMINATION RIGHT: Except during the first three (3) years of the term, either party shall have the right to terminate the agreement upon one hundred eighty (180) days prior written notice to the other party.

RENT: The annual rent for the term of the lease shall be \$172,500.00, payable in monthly installments of \$14,375.00.

ADDITIONAL RENT: The Board shall reimburse landlord for the actual cost of electricity and heat, which is estimated to be \$70,000.00 annually.

INSURANCE: The Board shall provide for liability insurance under its self-insured coverage.

OPERATION & MAINTENANCE: The Board shall provide janitorial services including snowplowing and normal maintenance and the Board shall maintain the separate HVAC system for the gym and lunchroom.

IMPROVEMENTS: The Board shall have the right to make improvements to the premises, if necessary, with the consent of the Landlord.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written lease agreement including the negotiation and inclusion of indemnification provisions. 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: Charge to Operations: \$242,500.00 Fiscal Year: 2012
Budget Classification: 11910-230-57705-254903-000000-2012

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.

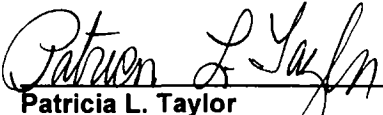
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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



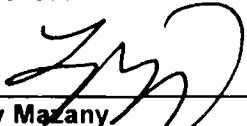
Patricia L. Taylor
Chief Operating Officer

Within Appropriation:



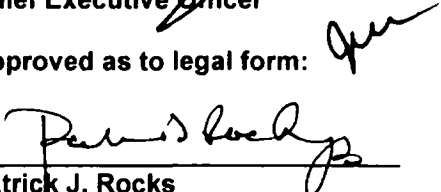
Diana S. Ferguson
Chief Financial Officer

Approved:



Terry Mazany
Chief Executive Officer

Approved as to legal form:



Patrick J. Rocks
General Counsel