

**RATIFY ENTERING INTO A LEASE AGREEMENT WITH
LEGACY CHARTER SCHOOL FOR LEASE OF A PORTION OF
THE MASON SCHOOL, 4217 WEST 18th STREET**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Ratify entering into a lease agreement with **Legacy Charter School**, as tenant, for lease of a portion of the **Mason Elementary School**, 4217 West 18th Street, Chicago, Illinois. 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.

TENANT: Legacy Charter School
4217 West 18th Street
Chicago, IL 60623
Contact Person: Lisa Kenner, Principal
Phone: (773) 542-1640

LANDLORD: Board of Education of the City of Chicago

PREMISES: A portion of the building located at 4217 West 18th Street, Chicago, Illinois (Mason Elementary School). Tenant shall share the premises with Mason Elementary School.

USE: To continue operating a charter school.

ORIGINAL LEASE: The original lease agreement (authorized by Chief Operating Officer's Report 05-0623-COO051) is for a term commencing July 1, 2005, and ending June 30, 2011.

RENEWAL TERM: By mutual agreement of the parties, the original lease is terminated as of July 1, 2011. The term of the lease agreement shall be renewed for a period commencing on July 1, 2010, and ending June 30, 2015.

RENT: \$1.00 per year.

OPERATING EXPENSES: Tenant shall, together with Mason Elementary School, procure all Operating Services from Landlord. Landlord shall provide all Operating Services at Landlord's then-current rate (which is subject to increase). Tenant shall pay its proportionate share of all Operating Expenses (cost of all Operating Services) because Tenant shares the building with Mason Elementary School. Landlord shall deduct such Operating Expenses from Tenant's general education quarterly payments.

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 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.

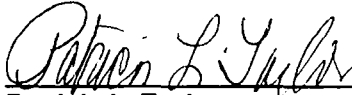
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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



Patricia L. Taylor
Chief Operating Officer

Within Appropriation:



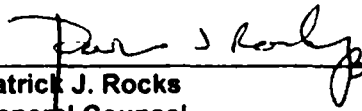
Diana S. Ferguson
Chief Financial Officer

Approved:



Terry Mazany
Chief Executive Officer

Approved as to legal form: *ST/jw*



Patrick J. Rocks
General Counsel