

**APPROVE THE NEW LEASE AGREEMENT WITH L.E.A.R.N. CHARTER SCHOOL
FOR LEASE OF THE THORP SCHOOL LOCATED AT 8914 SOUTH BUFFALO AVENUE**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve the new lease agreement with **L.E.A.R.N. Charter School**, as tenant, for rental of a portion of the **Thorp School Building** located at 8914 South Buffalo Avenue, Chicago, Illinois for the continued use as a charter school. A new 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: L.E.A.R.N. Charter School
1132 S. Homan Avenue
Chicago, IL 60624
Contact: Greg White, President and CEO
Phone: (773) 722-0200

LANDLORD: Board of Education of the City of Chicago

PREMISES: A portion of Thorp School as set forth in the lease agreement located at 8914 South Buffalo Avenue. Tenant shall share the Premises with Thorp School.

USE: Tenant shall use the Premises to operate a charter school and related educational and community programs and for no other purpose.

ORIGINAL LEASE: The original lease agreement (authorized by Board Report 10-0224-OP3) is for a term commencing July 1, 2010, and ending July 15, 2011.

TERM OF THE NEW LEASE: The term of the lease agreement shall be for a period commencing on July 16, 2011 and ending July 15, 2016. If Tenant's Charter School Agreement is terminated the lease shall also terminate.

RENT: One dollar (\$1.00) per year.

OPERATING EXPENSES: Tenant, together with Thorp School, shall 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 because Tenant shares the building with Thorp 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 the renewal lease agreement.

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.

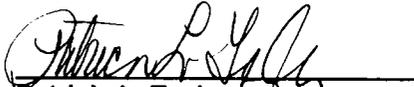
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

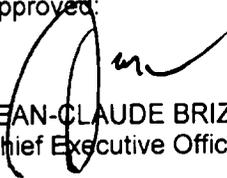
Ethics – The Board’s Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

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).

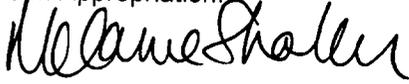
Approved for Consideration:


Patricia L. Taylor
Chief Operating Officer

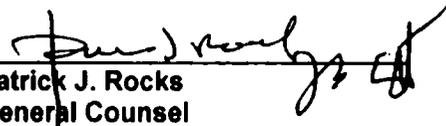
Approved:


JEAN-CLAUDE BRIZARD
Chief Executive Officer

Within Appropriation:


MELANIE A. SHAKER
Interim Chief Financial Officer

Approved as to legal form:


Patrick J. Rocks
General Counsel