

**APPROVE THE MONTH-TO-MONTH LEASE RENEWAL WITH
MENTAL HEALTH ASSOCIATION OF GREATER CHICAGO
FOR RENTAL OF SPACE AT 125 SOUTH CLARK STREET**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve the month-to-month renewal of the lease agreement with Mental Health Association of Greater Chicago for rental of space at 125 South Clark Street, Suite 1820. A month-to-month renewal agreement may be negotiated and executed, but is not required for a month-to-month continuation of an expired written lease agreement.

TENANT: Mental Health Association of Greater Chicago
125 South Clark Street, Suite 1820
Chicago, IL 60603
Contact: Stella Kalfas
Email: skalfas@mhagc.net

LANDLORD: Board of Education of the City of Chicago

PREMISES: 751 rentable square feet on the 18th Floor, Suite 1820, 125 S. Clark Street, Chicago, Illinois

USE: Office space for Tenant's not-for-profit social service agency

ORIGINAL LEASE AGREEMENT: The original lease (authorized by Board Report 01-0523-OP3) was for a term commencing May 1, 2001 and ending April 30, 2006, which was further renewed: (authorized by Board Report 06-0322-OP3) for a term commencing May 1, 2006 and ending April 30, 2009, (authorized by Board Report 09-0422-OP5) for a term commencing May 1, 2009 and ending April 30, 2010, (authorized by Board Report 10-0526-OP3) for a term commencing May 1, 2010 and ending April 30, 2011, and (authorized by Board Report (11-0427-OP6) for a term commencing May 1, 2011, and ending April 30, 2012.

MONTH-TO-MONTH RENEWAL TERM: By mutual consent of the parties, the lease agreement shall be renewed on a month-to-month basis commencing May 1, 2012. The parties may continue to negotiate a new lease term and rent. Either party may terminate the month-to-month lease upon 30 days prior written notice to the other party.

RENT: Tenant will continue to pay the rent required under the current lease agreement (which expires on April 30, 2012, and was authorized by Board Report 10-0526-OP3):

Base rent: \$20.26 per square foot/\$1,267.93 per month (\$15,215.26 annually)

Additional rent: \$1.37 per square foot for electricity/\$85.73 per month (\$1,028.87 annually)

TERMS AND CONDITIONS: Except as specifically modified herein, all terms and conditions of the lease shall remain in full force and effect.

AUTHORIZATION: If the Board determines the need for a written renewal agreement authorize the: (1) General Counsel to include other relevant terms and conditions in a written renewal agreement; (ii) President and Secretary to execute the written renewal agreement; and (iii) Chief Operating Officer to execute all ancillary documents required to administer or effectuate this lease renewal agreement.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: Credit 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:



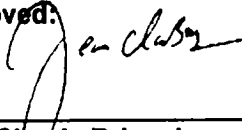
Patricia L. Taylor
Chief Operating Officer

Within Appropriation:



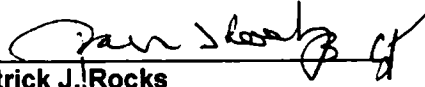
David G. Watkins
Chief Financial Officer

Approved:



Jean-Claude Brizard
Chief Executive Officer

Approved as to legal form:



Patrick J. Rocks
General Counsel