

**APPROVE RENEWAL LEASE AGREEMENT WITH  
ARCHITECTURE, CONSTRUCTION AND ENGINEERING TECHNICAL CHARTER SCHOOL  
("ACE TECH") FOR THE FORMER TERRELL BUILDING, 5410 S STATE ST**

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

Approve entering into a renewal lease agreement with the **Architecture, Construction and Engineering Technical Charter School (ACE Tech)** for the former Terrell building, building located at 5410 South State Street in Chicago, Illinois for use as a charter school. 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:** Architecture, Construction and Engineering Technical Charter School  
5410 South State Street  
Chicago, Illinois 60609  
Contact: Marvin Talley  
Phone: (773) 548-8705 / Email: mtalley@acetechnical.org

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

**PREMISES:** The charter shall be the sole occupant of the former Terrell building, located 5410 South State Street as set forth in the lease agreement. The charter's current Charter School Agreement was authorized by Board Report 13-0227-EX3.

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

**TERM:** The term of the lease renewal shall be 2 years, commencing on September 1, 2014, and ending on June 30, 2016. The original lease term, authorized by Board Report 04-0922-OP7, commenced on September 1, 2004, and ends August 31, 2014. If the charter's Charter School Agreement is terminated, the lease shall also terminate.

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

**OPERATING AND UTILITIES EXPENSES:** The charter shall be responsible for determining if some or all operating services shall be obtained from CPS or from a third party. If the charter does not choose a third party, CPS shall provide all operating services. The charter will be assessed to reflect this option.

**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 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.

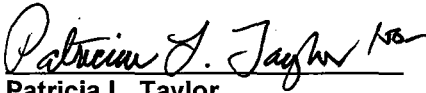
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

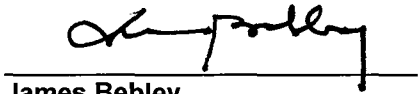
**Approved for Consideration:**

  
Patricia L. Taylor  
Chief Facilities Officer

**Approved:**

  
Barbara Byrd-Bennett  
Chief Executive Officer

**Approved as to legal form:**

  
James Bebley  
General Counsel