

**AMEND BOARD REPORT: 00-0628-OP3 ADOPTED JUNE 28, 2000**  
**APPROVE ENTERING INTO A LEASE AGREEMENT WITH IMPERIAL REALTY, INC.**  
**FOR 4634 WEST DIVERSEY AVENUE**

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

Approve entering into a lease agreement with Imperial Realty, Inc. for 4634 West Diversey Avenue. 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 60 days of the date of this Board Report. Information pertinent to this lease agreement is stated below. This amendment is necessary to revise the Lease Term and Rent Schedule.

**LANDLORD:** Imperial Realty, as agent for beneficiaries of  
 NBD Bank U/T #4612-HP  
 Contact: Robert Klairmont  
 Phone: 773-736-4100 Ext. 16  
 Vendor #47568  
 The sole beneficiary of Trust #4612-HP is Larry Klairmont.

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

**PREMISES:** 4634 W. Diversey, Units A and B, containing 3,800 sq. ft. of space.

**USE:** To house the State Pre-Kindergarten Program for Barry Elementary School.

**TERM:** The term of this lease shall be ~~three (3) years commencing July 1, 2000~~ commence September 1, 2000 and end June 30, 2003.

**RENT:** The annual base rent for the term of the lease shall be as follows:

Year 1:	<del>\$48,630.04</del>	<del>\$4,052.50 per month</del>
Year 2:	<del>\$49,602.64</del>	<del>\$4,133.55 per month</del>
Year 3:	<del>\$51,090.72</del>	<del>\$4,257.56 per month</del>

<u>9/1/00 – 8/31/01:</u>	<u>\$50,065.56 annually - \$4,172.13 per month</u>
<u>9/1/01 – 8/31/02:</u>	<u>\$51,066.84 annually - \$4,255.57 per month</u>
<u>9/1/02 – 6/30/03:</u>	<u>\$43,882.40 annually - \$4,388.24 per month</u>

**ADDITIONAL RENT:** Tenant shall pay additional rent as follows (In the event that real estate taxes increase, an adjustment will be made at the end of the year):

Common Area Maintenance	\$256.50 per month
Real Estate Taxes	\$585.83 per month

**MAINTENANCE:** The tenant shall be responsible for heat, electric, normal maintenance and janitorial services.

**IMPROVEMENTS TO PREMISES:** The Board shall not have the right to make improvements to the property, unless prior consent is received from the Landlord.

**INSURANCE/INDEMNIFICATION:** The Board shall provide liability insurance under its self insured coverage.

**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 General Counsel to execute all ancillary documents required to administer or effectuate this lease agreement.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** The Local School Council of Barry School approved this action on May 18, 2000.

**FINANCIAL:** Charge to Early Childhood: \$60,281.52 Fiscal Year: 2001  
Budget Classification: 0952-210-364-7931-5480 Source of Funds: Early Childhood

Since the School Code of Illinois prohibits the incurring of any liability unless an appropriation has previously been made, the expenditures beyond the current fiscal year are deemed to be contingent liabilities only, subject to appropriation in future fiscal year budgets.

**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 July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics - The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), 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:**

  
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Timothy Martin  
Chief Operating Officer

**Approved:**

  
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Paul G. Vallas  
Chief Executive Officer

**Within Appropriation:**

  
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Kenneth C. Gotsch  
Chief Fiscal Officer

**Approved as to legal form:**

  
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Marilyn F. Johnson  
General Counsel