

**RATIFY A LEASE AGREEMENT WITH MARCUS R. SALONE AND VALEE L. SALONE
FOR VACANT LAND LOCATED AT 3531, 3533 AND 3535 SOUTH PRAIRIE AVENUE**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Ratify a lease agreement with Marcus R. Salone and Valee L. Salone for vacant land at 3531, 3533 and 3535 South Prairie Avenue, to be used by the Board for temporary placement of modular classrooms for Bronzeville Military Academy. 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 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

LANDLORD: Marcus R. Salone and Valee L. Salone
6830 South Bennett
Chicago, IL 60649
Phone: 773-869-7434

TENANT: Board of Education of the City of Chicago

PREMISES: 3531, 3533 and 3535 South Prairie Avenue – Vacant Land (3 Lots)
PIN#17-34-310-011 and 17-34-310-012

USE: This land will be used for the temporary placement of modular classroom units for use by Bronzeville Military Academy.

TERM: The term of this lease agreement shall be for nineteen (19) months commencing on June 1, 2001 and ending December 31, 2002.

RENT: The rent for the term of the lease shall be \$1,250 per lot per month, payable in monthly installments of \$3,750, totaling \$71,250 for nineteen (19) months.

IMPROVEMENTS TO PREMISES: The Board shall prepare the site for the placement of the modular unit(s) and, upon removal of the modular unit at the end of the lease term, grass seed shall be spread on the site.

INSURANCE/INDEMNIFICATION: The Board shall indemnify and name the Landlord as an additional insured under its self-insured liability 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: Local School Council approval is not applicable to this report.

FINANCIAL: Charge to Operations: \$71,250
Budget Classification: 0944-552-000-6000-5480
Source of Funds: City Wide Rent Contingency

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.

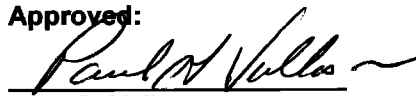
Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:



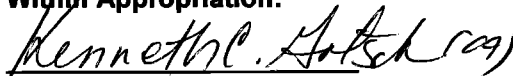
Timothy Marin
Chief Operating Officer

Approved:



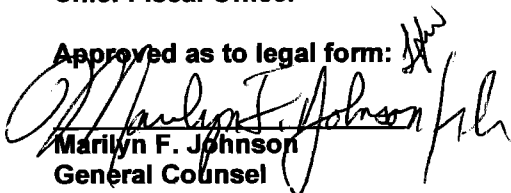
Paul G. Vallas
Chief Executive Officer

Within Appropriation:



Kenneth C. Gotsch
Chief Fiscal Officer

Approved as to legal form:



Marilyn F. Johnson
General Counsel