

**RATIFY A LEASE AGREEMENT WITH EASTSIDE UNITED METHODIST CHURCH FOR
RENTAL OF SPACE LOCATED AT 11000 SOUTH EWING AVENUE**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Ratify a lease agreement with Eastside United Methodist Church for rental of space at 11000 South Ewing 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 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

LANDLORD: Eastside United Methodist Church
11000 South Ewing Avenue
Chicago, IL 60617
Contact: Rev. Zaki L. Zaki
Phone: (773) 721-4141
Vendor#: 28764

TENANT: Board of Education of the City of Chicago

PREMISES: 11000 South Ewing Avenue, four (4) classrooms on the upper level, consisting of approximately 2,700 square feet.

USE: To relieve overcrowding at Jane Addams Elementary School, located at 10810 S. Avenue H.

TERM: The term of this lease agreement shall commence September 1, 2001 and end June 30, 2003.

BASE RENT: The annual base rent during the term of the lease shall be \$24,570.00 payable in monthly installments of \$2,047.50.

ADDITIONAL RENT: Tenant shall also pay \$420.00 per month for maintenance costs, and \$248.00 per month for utilities, totaling \$668.00 per month.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written lease. Authorize the President and Secretary to execute the lease agreement.

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: This action was approved by the LSC for Jane Addams School on April 10, 2000.

FINANCIAL:	Charge to Addams School :	\$32,586	
	Budget Classification:	2020-210-000-6000-5480	\$23,556.62
		2020-552-000-6000-5480	\$ 9,029.38

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 Martin
 Chief Operating Officer

Approved:


 Arne Duncan
 Chief Executive Officer

Within Appropriation:


 Kenneth C. Gotsch
 Chief Fiscal Officer

Approved as to legal form:


 Marilyn F. Johnson
 General Counsel