

**APPROVE FINAL PAYMENT TO MOHAMMED QUADEER FOR USE OF SPACE
AT NORWOOD PLAZA**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve final payment to Mohammed Quadeer not to exceed \$10,000.00 for use of space at 6730 North Clark Street to operate a State pre-Kindergarten program. Between April 1997 and June 2002 the premises was used to house the Kilmer Elementary pre-k program. The lease terminated on its own terms and this payment is necessary to provide for payment of final expenses for real estate taxes and CAM charges.

LANDLORD: Mohammed Quadeer, an individual
c/o Prudential Realty
3520 W. Devon
Phone: (773) 245-2997

TENANT: Board of Education of the City of Chicago

PREMISES: Norwood Plaza, 6730 north Clark-Unit 1A, consisting of approximately 1,877 rentable square feet.

USE: To house the State Pre-kindergarten program of Kilmer Elementary School, 6700 North Greenview Avenue.

TERM: The term of this lease agreement was five (5) years and 2 months commencing on April 1, 1997 and ending June 30, 2002.

ADDITIONAL RENT: During the lease term the Board paid an additional \$782.08 per month to cover Real Estate Taxes and Common Area Maintenance (CAM).

FINAL PAYMENT: There will be additional payments for 2001 and 2002 taxes and CAM not yet assessed. The estimated final payments are \$4,500.00 for 2001 charges and \$5,500.00 for 2002 charges.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: Charge to Operations-\$10,000.00 Fiscal Year - 03
Budget Classification: 0952-210-364-7931-5480

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:



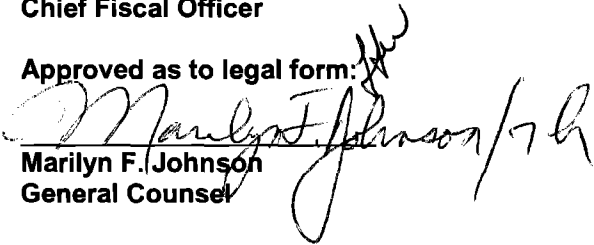
Arne Duncan *Arne D*
Chief Executive Officer

Within Appropriation



Kenneth C. Gotsch
Chief Fiscal Officer

Approved as to legal form:



Marilyn F. Johnson
General Counsel