

**RATIFY A LEASE RENEWAL AGREEMENT WITH MARYVILLE CITY OF YOUTH  
FOR THE USE OF SPACE LOCATED AT 810 WEST MONTROSE AVENUE**

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

Ratify a lease renewal agreement with Maryville City of Youth for use of space at 810 West Montrose Avenue. A written lease renewal agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease renewal agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease renewal agreement is stated below.

**LESSOR:** Maryville City of Youth  
1150 North River Road  
Des Plaines, Illinois 60016  
Contact: Dennis Ronowski  
Phone: (847) 294-1829

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

**PREMISES:** Columbus/Maryville Children's Reception Center, 810 West Montrose Avenue, consisting of five (5) classrooms, one (1) principal's office, one (1) podium room, one (1) teacher's lounge and two (2) blackboard rooms, washroom facilities, one (1) art room and one (1) copier room.

**USE:** To be used by the Brenneman Elementary School, 4251 N. Clarendon Avenue to provide additional classroom space to service residents (students) of Columbus /Maryville Shelter.

**ORIGINAL LEASE:** The original lease agreement (authorized by Board Report 91-0522-RE3) was for a term beginning July 1, 1991 and ending June 30, 1994. Supplement I to the Lease dated July 27, 1994 (authorized by 94-0727-RE28) extended the term from September 1, 1994 to August 31, 1997. Supplement II to the Lease dated September 4, 1997 (authorized by 97-0924-OP2) extended the term from September 1, 1997 through August 31, 1998. Board Report 00-0927-OP10 extended the term from September 1, 2000 through August 31, 2001, and gave the Board two Renewal Options from September 1, 2001 through August 31, 2002 and from September 1, 2002 through August 31, 2003 respectively.

**RENEWAL TERM:** This lease renewal term shall be for a term commencing September 1, 2003 and ending August 31, 2005. This renewal agreement shall provide the Board with two (2) options to renew the lease agreement for periods of one (1) year each.

**RENT:** The annual rent for the renewal term shall be as follows:

Year 1: \$146,607.84 annually	\$12,217.32 per month
Year 2: \$153,938.28 annually	\$12,828.19 per month

Option Years

Year 3: \$161,635.20 annually	\$13,469.60 per month
Year 4: \$169,716.96 annually	\$14,143.08 per month

**MAINTENANCE:** Maintenance shall remain as stated in the Lease Agreement.

**INSURANCE:** The Board shall provide coverage under its self-insured policy.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written renewal agreement. Authorize the President and Secretary to execute the lease renewal agreement. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate the lease renewal agreement.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** This action was approved by the LSC for Brenneman School on September 8, 2003

<b>FINANCIAL:</b>	Charge to Brenneman School: \$146,607.84	Fiscal Year: 2004
	Budget Classification: 6600-552-000-6000-5480	Source of Funds: Brenneman School

**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.

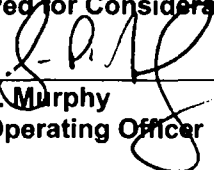
Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

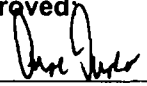
Ethics - The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

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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**Sean P. Murphy**  
 Chief Operating Officer

**Approved:**

  
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**Arne Duncan**  
 Chief Executive Officer

**Within Appropriation:**

  
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**John Maiorca**  
 Chief Financial Officer

**Approved as to legal form:**

  
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**Ruth Moscovitch**  
 General Counsel