

**APPROVE A LEASE RENEWAL AGREEMENT WITH ESKENAZI, FARRELL & FODOR, P.C.  
FOR RENTAL OF SPACE AT 125 SOUTH CLARK STREET**

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

Approve a lease renewal agreement with Eskenazi, Farrell & Fodor, P.C. for rental of space at 125 South Clark Street, Suite 1822. 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 is stated below.

**TENANT:** Eskenazi, Farrell & Fodor P.C.  
125 S. Clark Street, Suite 1822  
Chicago, IL 60603  
Contact: Walter W. Farrell  
Phone: (312) 939-1664 ext. 2

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

**PREMISES:** 125 S. Clark, Suite 1822, consisting of approximately 2,141 R.S.F.

**USE:** Office space for the operation of Tenant's business.

**ORIGINAL TERM:** The original term of this lease was for a term commencing February 1, 2000 and ending January 31, 2005 (authorized by Board Report 00-0126-OP6).

**RENEWAL TERM:** The term of this lease renewal agreement is five (5) years. The renewal term shall commence on February 1, 2005 and shall end January 31, 2010.

**RENT:**

<b>Term</b>	<b>Monthly Rent</b>	<b>Monthly Electricity</b>	<b>Annual Total</b>
2-1-05 to 1-31-06	\$3,535.69	\$217.18	\$45,034.44
2-1-06 to 1-31-07	\$3,687.72	\$223.69	\$46,936.92
2-1-07 to 1-31-08	\$3,846.30	\$230.40	\$48,920.40
2-1-08 to 1-31-09	\$4,011.69	\$237.32	\$50,988.12
2-1-09 to 1-31-10	\$4,184.19	\$244.44	<u>\$53,143.56</u>
			\$245,023.44

**ADDITIONAL RENT:** Tenant shall pay as Additional Rent an Electricity Charge on a monthly basis beginning at \$217.18 per month and increasing by 3% annually on each anniversary date of the renewal.

**WAIVER OF COSTS:** Landlord shall waive collection of electricity charges accumulated between February 1, 2000 and September 30, 2004 in exchange for Tenant's agreement to redecorate the premises at its sole cost.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written lease 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 this lease renewal agreement.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Credit Income to General Fund

**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.

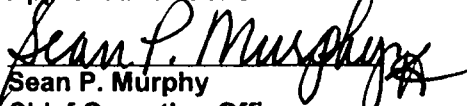
Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

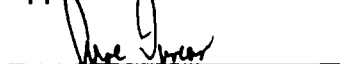
Ethics - The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

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).

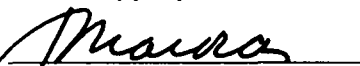
Approved for Consideration:

  
Sean P. Murphy  
Chief Operating Officer

Approved:

  
Arne Duncan  
Chief Executive Officer

Within Appropriation:

  
John Maiorca  
Chief Financial Officer

Approved as to legal form:

  
Ruth Moscovitch  
General Counsel