

APPROVE A LEASE RENEWAL AGREEMENT WITH CONGREGATION KINS FOR RENTAL OF SPACE LOCATED AT 2800 W. NORTH SHORE AVENUE

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve a lease renewal agreement with Congregation KINS for rental of space located at 2800 W. North Shore Avenue. A written lease renewal agreement is currently being negotiated. No payment shall be made to Landlord for the renewal term prior to the execution of the written renewal agreement. The authority granted herein shall automatically rescind in the event a written 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.

LANDLORD: Congregation KINS
2800 W. North Shore Avenue
Chicago, IL 60645
Contact: Neal Stein
Phone: 630-399-3990 (cell);
773-262-8080 (office)

TENANT: Board of Education of
the City of Chicago

PREMISES: 2800 W. North Shore Avenue, consisting of the exclusive use of five (5) classrooms, one (1) large room, two (2) small offices, two (2) washrooms, and storage space in the basement. Also, the shared use of two (2) interior rooms, use of the library, and the use of the parking area on the north side of the building for faculty parking.

USE: For the continued use as additional classroom space to relieve overcrowding at Boone Elementary School located 6710 North Washtenaw Avenue.

ORIGINAL LEASE: The original Lease Agreement (authorized by Board Report 00-1025-OP3) is for a term commencing November 1, 2000 and ending October 31, 2002. The Lease was extended for a term commencing November 1, 2002 and ending October 31, 2004 (authorized by Board Report 02-0522-OP03). The lease was further extended for a term commencing November 1, 2004 and ending October 31, 2007 (authorized by Board Report 04-1027-OP2).

RENEWAL TERM: The term of this lease agreement shall be extended for two (2) years commencing November 1, 2007 and ending October 31, 2009 subject to certain prescribed dates that the KINS Campus will be closed to Board use. The Board shall have the option to renew the lease for 2 additional 1-year periods with rent and additional rent to be negotiated at the time the renewal is exercised.

BASE RENT: The annual Base Rent during the renewal term of the lease shall be as follows:

Term	Monthly	Annual
11/1/07-10/31/08	\$7,057.44	\$84,689.28
11/1/08-10/31/09	\$7,198.59	\$86,383.08

ADDITIONAL RENT: For the term 11/1/07-10/31/08, Tenant shall pay \$1,155 per month for heat and utilities, totaling \$13,860 annually. For the term 11/1/08-10/31/09, Tenant shall pay \$1,212.75 per month for heat and utilities, totaling \$14,553 annually.

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

LSC REVIEW: LSC approval is not applicable to this report.

FINANCIAL: Charge to Boone School \$199,485.36
Budget Classification: 2320-552-000-6000-5480
FY07/08:\$65,699.52
FY08/09:\$100,140.48
FY09/10:\$33,645.36

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.

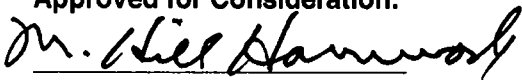
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted June 23, 2004 (04-0623-PO4), 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:



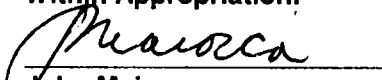
**M. Hill Hammock
Chief Operating Officer**

Approved:



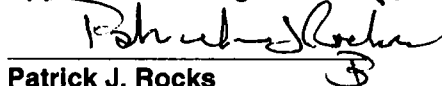
**Arne Duncan
Chief Executive Officer**

Within Appropriation:



**John Maiorca
Chief Financial Officer**

Approved as to legal form:



**Patrick J. Rocks
General Counsel**