

**APPROVE A LEASE RENEWAL AGREEMENT WITH BETH SHALOM B'NAI ZAKEM
ETHIOPIAN HERBREW CONGREGATION FOR THE USE OF SPACE AT 6601 SOUTH
KEDZIE**

Approve a lease renewal agreement with Beth Shalom B'nai Zakem Ethiopian Hebrew Congregation for use of space at 6601 S. Kedzie. A written renewal is currently being negotiated. 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 renewal agreement is stated below.

LANDLORD: Beth Shalom B'Nai Zakem Ethiopian Hebrew Congregation
6601 S. Kedzie
Chicago, IL 60629
Contact: Rabbi Capers C. Funnye, Jr.
Phone: (773) 476-2924

TENANT: Board of Education of the City of Chicago

PREMISES: The Building and Grounds at 6601 S. Kedzie consisting of eight (8) classrooms: 400, 401, 402, 403, 404, 405, 407, and 410; a dining area; gymnasium; office; and boys and girls toilet facilities. Total square footage for the area is 9,316. Also included is use of parking lot for staff parking as needed.

USE: To be used by Eberhart School to relieve overcrowding.

ORIGINAL LEASE: The original lease agreement (authorized by Board Report 04-0728-OP7) is for a term commencing August 1, 2004 and end June 30, 2009.

RENEWEL: This lease shall be renewed for a term commencing August 1, 2009 and ending June 30, 2014.

BASE RENT: The rent for the entire renewal term shall be \$97,980.00 per annum, payable over an eleven month period (no rent shall be due for the month of July of each year of lease). The monthly installments shall be \$8,907.28. The rent reflects a 6.5% increase over the current rent which has not been increased since 2004.

ADDITIONAL RENT: The Board shall continue to provide janitorial services.

OTHER TERMS AND CONDITIONS: Except as specifically amended herein, all other terms and conditions of the original lease shall remain in full force and effect.

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: Charge to Eberhart School: \$97,980.00 Fiscal Year: 2010
Budget Classification: 23041-230-57705-254903-000000-2010

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 fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s)

Approved for Consideration:



Stephen M. Wilkins
Chief Property Officer

Approved:



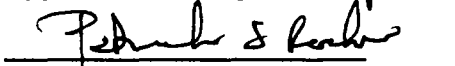
Ron Huberman
Chief Executive Officer

Within Appropriation:



Pedro Martinez
Chief Financial Officer

Approved as to legal form:



Patrick J. Rocks
General Counsel 