

APPROVE THE RENEWAL OF THE LEASE WITH CHICAGO STAFFING ALLIANCE FOR RENTAL OF SPACE AT 125 SOUTH CLARK STREET

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve the renewal of the lease agreement with Chicago Staffing Alliance for rental of space at 125 South Clark Street consisting of 739 rentable square feet on the 18th Floor (Suite 1828). A written lease renewal agreement 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 lease renewal agreement is stated below.

TENANT: Chicago Staffing Alliance
125 South Clark Street, 18th Floor
Chicago, IL 60603
Contact Person: Melissa Gordon
Phone: 773-553-2487

LANDLORD: Board of Education of the City of Chicago

USE: Office space for Tenant job placement activities.

ORIGINAL LEASE: The original lease agreement (authorized by Board Report 06-0426-OP2) is for a term commencing May 1, 2006 and ending April 30, 2007, with Tenant having the option to renew the lease for 2 additional 1-year terms. The original lease was renewed for a period commencing May 1, 2007 and ending April 30, 2008 (authorized by Board Report 07-0425-OP1). The original lease was further renewed for a term commencing May 1, 2008 and ending April 30, 2009 (authorized by Board Report 08-0423-OP2).

RENEWAL TERM: By mutual consent of the parties, the lease agreement shall be renewed for a term commencing May 1, 2009 and ending April 30, 2010.

GROSS RENT: Gross Rent for the renewal term shall be as follows:

<u>Term</u>	<u>Rent per square foot</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
5/1/09-4/30/10	\$19.67	\$14,536.13	\$1,211.34

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



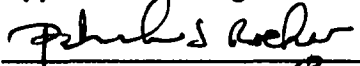
Ron Huberman
Chief Executive Officer

Within Appropriation:



Pedro Martinez
Chief Financial Officer

Approved as to legal form:



Patrick J. Rocks
General Counsel