

**APPROVE A LEASE RENEWAL AGREEMENT WITH IVER JOHNSON  
FOR THE RENTAL OF 4207-09 W. IRVING PARK ROAD**

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

Approve a lease renewal agreement with Iver Johnson for 4207-09 W. Irving Park Road. 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.

**LANDLORD:** Iver Johnson  
5304 N. Milwaukee  
Chicago, IL 60630  
Contact Person: Nancy McLomas  
Phone: 773-774-3131

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

**PREMISES:** 4207-09 W. Irving Park Road, entire building and parking lot (4,600 rentable square feet).

**USE:** To house State Pre-Kindergarten classrooms for Belding Elementary School.

**ORIGINAL LEASE AGREEMENT:** The original Lease Agreement (authorized by Board Report 03-0527-OP01) was for a term commencing August 1, 2002 and ending July 31, 2005. The original Lease Agreement was renewed for a one-year period commencing August 1, 2005 and ending July 31, 2006 (authorized by Chief Operating Officer's Report 05-0505-COO33). The original lease agreement was further renewed for a term commencing August 1, 2006 and ending July 31, 2009 (authorized by Board Report 06-0125-OP1).

**RENEWAL TERM:** By mutual agreement of the parties, the Lease Agreement shall be renewed for a 5-year period commencing August 1, 2009, and ending July 31, 2014.

**BASE RENT:** The Base Rent for the Premises shall be \$68,770.40 per annum (\$14.95 per square foot) for the entire renewal term. The Base Rent reflects no escalation over the current Base Rent.

**ADDITIONAL RENT:** The Board shall continue to pay electricity for the Premises and provide janitorial services.

**OTHER TERMS AND OTHER CONDITIONS:** Except as specifically reflected herein, all other terms and conditions of the Lease Agreement, as amended and renewed, 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 agreement.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Charge to Early Childhood: \$68,770.40 Fiscal Year: 2010  
Budget Classification: 11385-115-57705-254904-376619-2010  
Source of Funds: Early Childhood

**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:**

  
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**Stephen M. Wilkins**  
**Chief Property Officer**

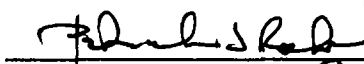
**Approved:**

  
\_\_\_\_\_  
**Ron Huberman**  
**Chief Executive Officer**

**Within Appropriation:**

  
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**Pedro Martinez**  
**Chief Financial Officer**

**Approved as to legal form:** 

  
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**Patrick J. Rocks**  
**General Counsel** 