

**RATIFY THE RENEWAL OF LEASE AGREEMENT WITH
THE UNIVERSITY OF CHICAGO CHARTER SCHOOL FOR
A PORTION OF WADSWORTH ELEMENTARY**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Ratify the renewal of the lease agreement with the **University of Chicago Charter School** for a portion of **Wadsworth Elementary**, located at 6420 S University Ave, Chicago, Illinois for the use as a charter school. A written lease agreement is currently being prepared. The authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 90 days of the date of this Board Report.

TENANT: University of Chicago Charter School Corporation
c/o Center for Urban School Development
1313 East 60th Street
Chicago, IL 60637
Contact: Linda Wing, Deputy Director
Phone: (773) 702-0663

LANDLORD: Board of Education of the City of Chicago

PREMISES: Tenant shall use a portion of Wadsworth Elementary, located at 6420 S University Ave as set forth in the lease agreement. Tenant shall share the Premises with Wadsworth Elementary School.

USE: Tenant shall use the Premises to operate a charter school and related educational and community programs and for no other purpose.

ORIGINAL TERM: The original lease term (authorized by Chief Operating Officer's Report 06-0822-COO44) is for a term commencing July 1, 2006, and ending June 30, 2011.

RENEWAL TERM: The term of the lease renewal shall be 2 years, commencing on July 1, 2011, and ending on June 30, 2013. If Tenant's Charter School Agreement (authorized by Board Report 08-0326-EX11) is terminated the lease shall also terminate.

RENT: One dollar (\$1.00) per year.

OPERATING EXPENSES: Tenant shall procure all Operating Services from Landlord. Landlord shall provide all Operating Services at Landlord's then-current rate (which is subject to increase). Tenant shall pay its proportionate share of all Operating Expenses because Tenant shares the Premises with Wadsworth Elementary School. Landlord shall deduct such Operating Expenses from Tenant's general education quarterly payments.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the Chief Operating Officer to execute any and all ancillary documents related to the lease agreement.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: Rent payable 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 May 25, 2011 (11-0525-PO2), 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:



Patricia L. Taylor
Chief Operating Officer

Approved:



Jean-Claude Brizard
Chief Executive Officer

Within Appropriation:



David G. Watkins
Chief Financial Officer

Approved as to legal form:



Patrick J. Rocks
General Counsel