

AMEND BOARD REPORT 01-0124-07

**A LEASE AGREEMENT WITH THE OPTION TO PURCHASE, WITH CHRIST
TEMPLE FOR RENTAL OF THE JOHNNIE COLLEMON ACADEMY**

**APPROVE ENTERING INTO A
UNIVERSAL TEM**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a lease agreement with the option to purchase, with Christ Universal Temple for the premises as of February 11 2001. The Board shall take possession of the premises as of February 11 2001. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 120 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

to purchase to July 31. This amendment in no way extends the Term of the Lease and the Board's notice of intent executed within 90 days of the date of this amended Board Report. A written amendment to the Lease is available for signature. The Board shall take possession of the premises as of February 11 2001. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 120 days of the date of this Board Report.

LANDLORD: Christ Universal Temple, Inc.
11901 S. Ashland Avenue
Chicago, IL 60643

BOARD OF EDUCATION OF THE CITY OF CHICAGO

PREMISES: Chicago, Illinois, including the building located at 11901 S. Ashland Avenue, Chicago, Illinois. The Premises shall be used as a stand alone school facility.

TERM: The term of this lease agreement shall commence on February 11 2001 and shall end July 31 2002. The Board shall have the option to purchase the premises as of July 31 2002 on or before July 31 2003, subject to Landlord's consent. Upon purchase of the Premises, the Lease term shall automatically terminate.

RENT: The Base Rent for the Term of the Lease shall be \$888,000.00 annually, payable in monthly installments of \$74,000.00. All Base Rent shall be applied as a credit to the purchase price of the Premises. If the Board does not consent to the purchase, Landlord shall refund the Board the sum of \$432,000.00. All utilities shall be separately metered and the Board shall pay 50% of the cost of the utilities and maintenance cost.

IMPROVEMENTS TO PREMISES: The Board shall have the right to make any alterations/improvements to the Premises required by law or ordinance.

INSURANCE/INDEMNIFICATION: The Board shall provide general liability insurance, workers compensation insurance, and contents insurance. Landlord shall provide fire insurance at statutory limits, employee property damage insurance for the full replacement cost of the building.

The Base Rent for the Term of the Lease shall be \$888,000.00 less all sums paid as Base

APPROVAL ACTION: Xempt

...il approval is not applicable to this report.

LSC REVIEW: Local School Council

Board shall hire all teachers and staff currently at the Johnnie Coleman

PERSONEL IMPLICATIONS: The

Budget Classification: 0944-210-000-6000-5480

Source of Funds: General Education Fund: 210

Charge to Operations: \$7,000,000.00 (ass/base rent)

0905-476-000-9311-5710

Budget Classification

Funds: Capital Improvement Fund: 476

Source of F

Fiscal Year: FY03

Charge to Operation: \$888,000

2-000-8000-5480

Budget Classification: 6170-55

Source of Funds: RBO&M Funds

GENERAL CONDITIONS