

LEASE AGREEMENT WITH ILLINOIS RETAIL MERCHANTS ASSOCIATION FOR RENTAL OF SPACE LOCATED AT 216 BROADWAY, SPRINGFIELD, ILLINOIS

RATIFY ENTERING INTO ASSOCIATION

The undersigned, [redacted], Illinois Retail Merchants Association for rental of space located at 216 Broadway, Springfield, Illinois for use by Board of Education of the City of Chicago. This agreement is currently being negotiated. The authority for this agreement is a written agreement signed within 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below:

Ratify entering into a lease agreement with Board of Education of the City of Chicago for use of space located at 216 Broadway, Springfield, Illinois. A written agreement is currently being negotiated.

LANDLORD:

19 South LaSalle Street, Suite 300
Chicago, IL 60603
Contact: David R. Vitek
Phone: (312) 726-4600

TENANT: Board of Education of the City of Chicago

PREMISES: Approximately 300 rentable square feet of office space located at 216 Broadway, Springfield, Illinois plus one (1) assigned parking space.

Official business of the Chicago Board of Education.

USE: Office space and parking to conduct Education in Springfield.

Effective January 1, 2003 and shall end on

TERM: The term of this Lease shall commence on December 31, 2003.

Renewal Option: Renewal will be based on the original term of the Lease.

On the same date as during the original term of the Lease.

Includes parking shall be \$377.50 from January 1, 2003 (or later) through December 31, 2003.

RENT: The monthly rent which shall be paid on the date of occupancy.

Landlord shall pay for telephone or other communication services.

MAINTENANCE: The Tenant shall maintain the Premises.

The Landlord shall pay and provide for:

- Air conditioning to the Premises whenever air conditioning shall be necessary and/or required for the comfortable occupancy of the Premises; Landlord shall maintain the plant and equipment in good operable condition, excluding damage caused by acts of God.

f necessary.

- Pay for monthly alarm service, i

shall provide liability insurance under its self-

INSURANCE: The Board of Education s
insured coverage.

Secretary to
Secretary
conditions in the written lease agreement. Authorize the President and Sec
lease for the agreement. All items the General Counsel on these re
documents required to administer or effectuate this lease agreement.

AFFIRMATIVE ACTION: Exempt.

LSA 101.17.100 approval is not applicable to this action.

FINANCIAL: Charge to 9140-210-000 7970 5410 \$2765 for FY 2003.

und 240... Source of funds: Education, F

Each party to the agreement shall... **GENERAL CONDITIONS:** Inspector General
acknowledges that in accordance with 105 ILCS 5/34-21.3 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 nec
conduct those investigations.

ed into in
ymment of, or the
following
Conflicts-The agreement shall not be legally binding on the Board if enter
violation of the provisions of 105 ILCS 5/34-21.3 which restricts the emplo
letting of contracts to, former Board members during the one-year period
expiration or other termination of their terms of office.

Ethics-The Boards' Ethics Code adopted September 27, 1995 (95-0927-RI13), 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 expenditures beyond
the current fiscal year is deemed a contingent liability, subject to appropriation in the
subsequent fiscal year budget (s)

Approved: *[Signature]* Consideration:

Approved: *[Signature]*

Timothy Hain
Chief Operating Officer

Arne Duncan
Chief Executive Officer