

SPACE AT 320 NORTH ELIZABETH STREET

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a lease agreement with Fulton/Elizabeth, LLC, an Illinois Limited Liability Company ("Landlord"). A written lease agreement is currently being negotiated. The authority granted herein shall

LANDLORD'S MAINTENANCE AND REPAIR OBLIGATIONS: The Landlord shall maintain, repair and replace the landscaping, asphalt, sidewalks, utilities serving the common areas, roof, flashing, gutters and down spouts, building structure, HVAC, plumbing, electrical, sprinkler systems and elevators.

INSURANCE/INDEMNIFICATION: The Board shall maintain coverage under its self insurance policy.

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 General Counsel to execute all ancillary documents required to administer or effectuate this

GENERAL CONDITIONS:

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILCS

~~5/34-12.1, 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.