

**APPROVE ENTERING INTO A LEASE AGREEMENT WITH CHICAGO TITLE  
AND TRUST COMPANY, AS TRUSTEE UNDER TRUST  
AGREEMENT NO. 2000001572, DATED NOVEMBER 11, 1968  
FOR LEASE OF SPACE AT 4024 WEST 59<sup>TH</sup> STREET, CHICAGO, ILLINOIS**

Approve entering into a lease agreement with Chicago Title and Trust Company, as Trustee under Trust Agreement No. 2000001572, dated November 11, 1968, for lease of space at 4024 West 59<sup>th</sup> Street, Chicago, Illinois for the East Side Community Center for the Deaf School. A written

**LANDLORD BUILD-OUT:** The Landlord shall provide the build-out of the space in accordance with certain agreed upon plans and specifications prepared by the Board which will be attached to and made a part of the lease. Such build-out shall not exceed \$331,170.00; of which the Tenant shall contribute no more than \$210,000.00 (\$15.00 per square foot) which amount shall be due and payable in one lump

sum within 30 days of receipt of invoice upon completion of the build-out and issuance of the certificate of occupancy. ~~The Landlord shall be responsible for the remainder of the build-out expenses.~~

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

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