

**AMEND BOARD REPORT 09-1028-OP4**  
**RATIFY AUTHORIZE ENTERING INTO A NEW LEASE AGREEMENT WITH NOBLE STREET**  
**CHARTER SCHOOL FOR USE OF THE GLADSTONE SCHOOL BUILDING AT 1231 S. DAMEN**  
**AVENUE**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve entering into a new lease agreement ~~Ratify a lease agreement~~ with Noble Street Charter School, ~~as tenant for rental of the Gladstone School located at 1231 S. Damen. Tenant has occupied the Facility~~

since July 1, 2008 without a written lease agreement. A written lease agreement is currently being negotiated. 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. Information pertinent to this lease agreement is stated below.

This amended Board Report to terminate the existing lease agreement and enter into a new lease

agreement with the Noble Network of Charter Schools for rental of the Gladstone School building at 1231  
South Damen setting the term of the lease agreement to seven (7) years. The length of the term would

event Tenant shares the Premises at any time with a Chicago Public School or a contract school, the Tenant will automatically receive all of the Landlord's Operating Services and shall pay for such Operating Services pursuant to current established procedures and rates. In the event Tenant shares the Premises at any time with another charter school, both charter schools must make the same election regarding the procurement of Operating Services from the Landlord.

**INSURANCE/INDEMNIFICATION:** Insurance and indemnification provisions shall be negotiated by the General Counsel.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the new written lease agreement. Authorize the President and Secretary to execute the new lease agreement. Authorize the Chief Operating Officer to determine the allocation of responsibility of various equipment and other services and to execute any and all ancillary documents related to this new

Lease.

**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 5/2-42, the Inspector General of the Chicago Board of Education has the authority to conduct an


Approved for Consideration:

  
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**Patricia L. Taylor**  
**Chief Facilities Operating Officer**

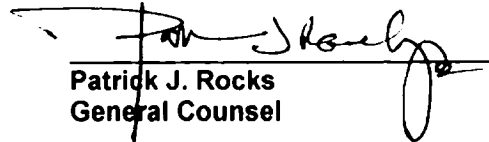
Within Appropriation:

  
\_\_\_\_\_  
**Christina Herzog**  
**Diana S. Ferguson**  
**Acting Chief Financial Officer**

Approved:

  
\_\_\_\_\_  
**Ron Huberman**  
**Terry Mazany**  
**Chief Executive Officer**

Approved as to legal form: 

  
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**Patrick J. Rocks**  
**General Counsel**