

August 28, 2019

**AMEND BOARD REPORT 19-0522-OP1**  
**APPROVE ENTERING INTO LEASE AGREEMENT WITH**  
**SHOPPING CENTER BF, LLC FOR USE BY PEIRCE ELEMENTARY PRE-K**

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

Approve entering into a new lease agreement with Shopping Center BF, LLC, for space located at 5300 N.

Roadway St. for use by Peirce Elementary Pre-K. A written lease agreement is currently being negotiated.

The authority granted herein shall automatically rescind in the event a written lease agreement is not

**OPERATING, MAINTENANCE EXPENSES AND UTILITIES:** CPS will pay for its own utilities from lease commencement date. Tenant will maintain in good repair, at Tenant's sole expense the interior and exterior non-structural portions of the building including electrical and plumbing. One-time replacement of the HVAC will be at the Landlord's sole responsibility.

**CAPITAL IMPROVEMENTS:** Landlord shall install sprinklers into the space. LED exterior signage

fabricated and installed by Landlord per mutually agreed upon signage exhibit, southern exterior door and

plumbing rough-in for 4 Pre-K classrooms.

**TENANT IMPROVEMENT ALLOWANCE:** Provided tenant is not in default, Landlord shall reimburse Tenant for portion of the cost of Tenant's improvements equal to \$35.00 per square foot. Reimbursement shall be contingent upon receipt of lien waivers from tenant.

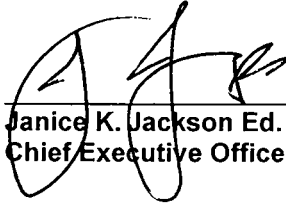
**INSURANCE/REIMBURSEMENT:** Landlord shall maintain the following insurance policies: General Liability, Fire, Flood, and Earthquake. Tenant shall maintain the following insurance policies: Commercial General Liability, Professional Liability, and Automobile Liability.

Approved for Consideration:



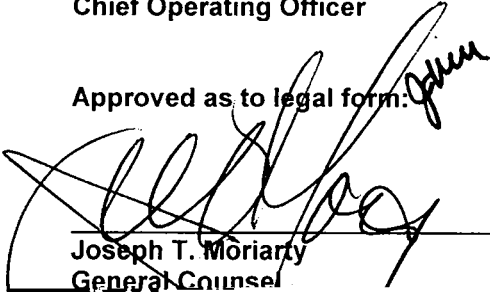
Arnaldo Rivera  
Chief Operating Officer

Approved:



Janice K. Jackson Ed. D.  
Chief Executive Officer

Approved as to legal form:



Joseph T. Moriarty  
General Counsel