

July 25, 2001

APPROVE ENTERING INTO A LEASE AGREEMENT WITH THE NORTH LAWNDALE COLLEGE PREPARATORY CHARTER HIGH SCHOOL FOR USE OF SPACE AT THE GEORGE HOWLAND SCHOOL OF THE ARTS, 1616 SOUTH SPALDING AVENUE

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Charter High School, as Tenant, shall occupy a portion of the George Howland School of the Arts, 1616 South Spalding Avenue, the portion of the building known as the Arts Annex, and certain shared common areas as more fully defined in the lease agreement. The Board shall occupy the remainder of the Building and operate the George Howland School of the Arts. The Board shall have unrestricted access to the premises, except for the shared common areas and facilities shall be mutually created and agreed upon between the parties. This lease shall commence on August 20, 2001, and shall end June 30, 2003; however, this lease may be extended for an additional year. **TERM:** The lease term shall be for a period of two (2) years, commencing on August 20, 2001, and ending on June 30, 2003, unless extended by mutual agreement of the parties.

TENANT: The North Lawndale College Preparatory Charter High School, c/o Stearns Family Foundation, 405 North Wabash Avenue, Suite P-2 South Chicago, IL 60611

Contact: Craig Darnieder
Phone: (312) 467-5900 ext.1501

LANDLORD: Board of Education of the City of Chicago

PREMISES: Tenant shall occupy a portion of the George Howland School of the Arts, 1616 South Spalding Avenue, the portion of the building known as the Arts Annex, and certain shared common areas as more fully defined in the lease agreement. The Board shall occupy the remainder of the Building and operate the George Howland School of the Arts.

The tenant shall use the premises to operate the North Lawndale College Preparatory Charter High School and related educational and community programs, and for no other purpose. Tenant shall have unrestricted access to the premises, except for the shared common areas and facilities shall be mutually created and agreed upon between the parties. This lease shall commence on August 20, 2001, and shall end June 30, 2003; however, this lease may be extended for an additional year. **TERM:** The lease term shall be for a period of two (2) years, commencing on August 20, 2001, and ending on June 30, 2003, unless extended by mutual agreement of the parties.

trash removal. **MAINTENANCE AND REPAIRS** The Landlord shall provide heat, electric, normal maintenance, general security and janitorial services.

maintain general liability, property damage, **INSURANCE/INDEMNIFICATION** Landlord and Tenant agree to maintain general liability, property damage, fire, theft, and auto liability insurance. Tenant shall maintain workers' compensation and employers' liability insurance in sufficient amounts for the purpose of this Lease.

in the written form. **AUTHORIZATION** Authorize the General Counsel to include other relevant terms and conditions.