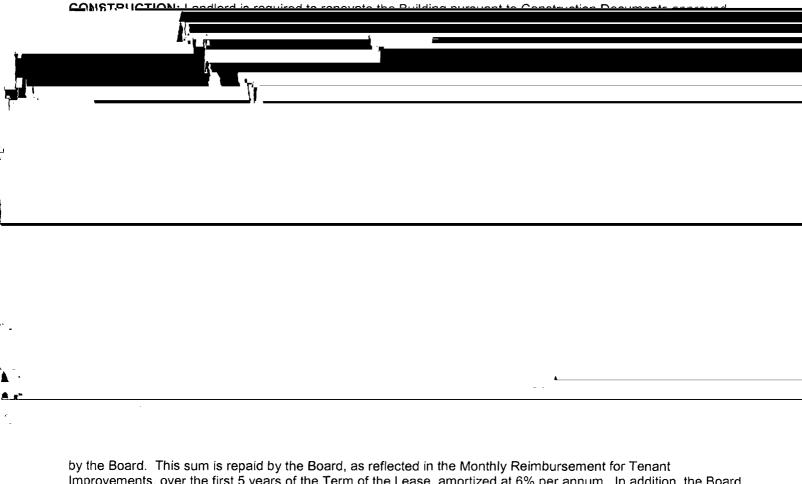
APPROVE ENTERING INTO A LEASE AGREEMENT WITH FIRSTSTAR BANK N.A., F/N/A FIRST COLONIAL TRUST COMPANY, AS TRUSTEE U/T/A KNOWN AS TRUST #1-5301 DATED JANUARY 5, 1995 FOR USE OF 4652 SOUTH BISHOP

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

u/t/a known as Trust # 1-5301 dated January 5, 1995 ("Landlord"). A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

LANDLORD: Firststar Bank N.A.

F/N/A/ First Colonial Trust Company as Trust #1-5301



by the Board. This sum is repaid by the Board, as reflected in the Monthly Reimbursement for Tenant Improvements, over the first 5 years of the Term of the Lease, amortized at 6% per annum. In addition, the Board is required to reimburse the Landlord for its architectural fees (not to exceed \$40,000), which shall be paid as follows: 1/3 upon the commencement of construction; 1/3 upon Substantial Completion; and 1/3 upon completion of all Punch List items.

REIMBURSEMENT TO LANDLORD: Upon execution of the Lease, the Board shall reimburse the Landlord the sum of \$70,000 for expenses incurred in preparation of the Premises for the Board's occupancy.

OPTION TO PURCHASE: At any time after April 30, 2009, the Board shall have Option to purchase the Premises at a cost equal to a base price set at \$650,000 at the commencement of the lease term plus three-percent (3%) per year of the lease term.

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	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.
1	the one year period following expiration of other termination of their terms of office.