

**AMEND BOARD REPORT 07-1024-OP2
APPROVE ENTERING INTO A LEASE AGREEMENT WITH 4600 S. KEDZIE L.L.C.**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a lease agreement with 4600 S. Kedzie L.L.C. for lease of space at 4600 S. Kedzie Avenue for use by Columbia Explorers School to relieve overcrowding. 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.

UTILITIES: Tenant shall be responsible for all utilities and all utilities shall be metered directly to Tenant.

SECURITY DEPOSIT: None

LANDLORD BUILD-OUT: Except for the Related Expenses set forth below, Landlord shall build-out the
~~Provision for the tenant improvements in the District (Tenant Improvements) etc. to the Landlord~~

not to exceed \$65.00 per square foot in accordance with agreed upon plans and specifications (collectively "Plans") which will be attached to and made a part of the lease agreement. Landlord shall also be responsible for the construction of the base building items set forth in the Plans. If there are any
~~changes in the Plans that are requested by the Board that increase the build out costs for the Tenant~~

~~improvements to more than \$65.00 per square foot, the Board shall be responsible for such increased~~

GENERAL CONDITIONS:

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

5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct these investigations.