

February 26, 2020

**AMEND BOARD REPORT 19-0828-OP1
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. Broadway 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 executed within 100 days of the date of this Board Report.

Year 7	\$197,137.39
Year 8	\$201,572.98
Year 9	\$206,108.37
Year 10	\$210,745.81

ADDITIONAL RENT: Tenant shall pay Landlord as additional rent its share of actual annual real estate taxes, common area maintenance and insurance expenses. For the first year of the term the additional rent

is estimated to be \$10.00 per square foot. The estimated additional rent for the initial 10-year term is \$970,000.00 and shall be payable in equal monthly installments.

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.

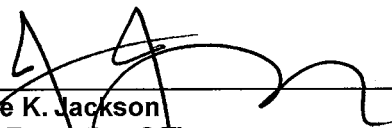
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s)

Approved for Consideration:



Arnaldo Rivera
Chief Operating Officer

Approved:



Janice K. Jackson
Chief Executive Officer