

**5 IH<CF=N9 9BH9F=B ; :-BHC@95G9'5 ; F99A9BH'K-H<
89A=-BJ9GHA9BHGz'@@7 :CF')'&\$!)''\$/'')'%'(!)'%*'K''89JCB'5J9BI9
:CF'IG9'5G'5 DF9!?'95F@M'7 <=@8<CC8'79BH9F**

H<9'7<=:9L97IH-J9'C::=:79F'F9DCFHG'H<9':C@@CK-B ; '897-G-CB.

Authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 120 days of the date of this Board Report.

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c/o Reliable Property Management, LLC
6151 N. Milwaukee Avenue, 1

1st Floor

Chicago, IL 60646
Contact: Valdir Barion
Phone: (847) 518-8100

H9B5BH. Board of Education of the City of Chicago

@95G98'DF9A-G9G. 5320-5330 W. Devon Avenue (building) and 5314-5316 W. Devon Avenue (parking lot), Chicago, Illinois; consisting of approximately 13,900 plus approximately 6,000 square feet for the parking lot located at 5314-16 W. Devon Ave in Chicago, Illinois. Tenant will be the sole occupant.

IG9. The Premises will be used for the operation of classroom space, educational purposes, administrative offices, and incidental purposes.

H9FA. The lease agreement shall commence upon execution and shall be for a lease term of ten (10) years commencing on August 1, 2022 Commencement Date . Landlord shall allow the Board possession of the Premises 1.00 per RSF per year. The parking lot

in the building at no additional cost. Gross rent will be \$1.00 per RSF per year. The parking lot will be provided at no additional cost. Rent will begin on February 1, 2022. Base rent will increase every year by 3% and shall be payable in equal monthly installments.

Lease Year	Annual Base Rent	Monthly Base Rent
First Year	\$430,900.00*	\$35,908.33
Second Year	\$443,827.00	\$36,985.58
Third Year	\$457,171.00	\$38,097.58
Fourth Year	\$470,932.00	\$39,244.33
Fifth Year	\$484,971.00	\$40,414.25
Sixth Year	\$499,566.00	\$41,630.50
Seventh Year	\$514,578.00	\$42,881.50
Eighth Year	\$530,007.00	\$44,167.25
Ninth Year	\$545,853.00	\$45,487.75
Tenth Year	\$562,255.00	\$46,854.58

* Rent is abated for eight (8) months from February 1, 2022 to August 1, 2022.

588-H-CB5@F9BH. Tenant is responsible for insurance, operating expenses, common area maintenance and real estate taxes. Tenant shall pay a portion of these costs directly or pay Landlord as additional rent actual annual real estate taxes and operating expenses. The estimated additional rent for the initial 10-year term is \$706,212.00 and shall be payable in equal monthly installments.

CD9F5H-B ; z' A 5-BH9B5B79'9LD9BG9G'5B8' IH=@-H-9G: CPS will pay for its own utilities from the date of possession. Landlord will be responsible for maintenance, repairs, and replacement of the structural components (roof, exterior walls, structural supports of the building. Tenant will maintain and repair the parking lot (i.e.: striping, filling of potholes, resurfacing, etc.). Tenant will be responsible for all repairs,

