

May 23, 2001

AMEND BOARD REPORT 00-1220-OP1

RATIFY AN ASSESSMENT WITH RADIO SHACK CORPORATION FOR

OF SPACE AT 125 SOUTH CLARK STREET

BROKER'S COMMISSION TO U

THE CHIEF EXECUTIVE OFFICER

RENTAL AND AUTHORIZE PAYMENT OF S. EQUITIES REALTY

REPORTS THE FOLLOWING DECISION:

payment of broker's commission shall be reduced from amount of \$30,000 to \$25,000. A written 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 second amended Board Report. This lease agreement is stated below. This amendment is necessary to reflect the final information pertinent to this agreement.

TENANT: Radio Shack Corporation
Real Estate Division
1001 W. 110th Street, Suite 100
Ft. Worth, TX 75102
Contact Person: Jason Kean
Phone: 817-415-4191

LORD: Board of Education of the City of Chicago

PREMISES: 125 South Clark Street, Chicago, IL 60606

Upon all tenants' surrender of 1808... 203-251... initially 6000 reduced to 2203 rentable square feet (see to storage space) rentable square feet of space located in

USE: To be used by Radio Shack as retail electronic store

TERM: The term of this lease agreement shall be for nine (9) years and shall commence on December 1, 2000 and end March 31, 2009

RENT: The rent stated below is Base Rent. Rate Annual escalation

\$120,550 annually \$10,045.83 per month... Years 1-5... \$110,150.00 to 11/31/2005

Year	Start Date	End Date	Annual Fee	Monthly Fee
Year 1	December 1, 2000	to November 30, 2001	\$110,150.00	\$9,179.17
Year 2	December 1, 2001	to November 30, 2002	\$110,150.00	\$9,179.17
Year 3	December 1, 2002	to November 30, 2003	\$110,150.00	\$9,179.17
Year 4	December 1, 2003	to November 30, 2004	\$110,150.00	\$9,179.17
Year 5	December 1, 2004	to November 30, 2005	\$110,150.00	\$9,179.17
Year 6	December 1, 2005	to November 30, 2006	\$132,180.00	\$11,015.00
Year 7	December 1, 2006	to November 30, 2007	\$132,180.00	\$11,015.00
Year 8	December 1, 2007	to November 30, 2008	\$132,180.00	\$11,015.00
Year 9	December 1, 2008	to November 30, 2009	\$132,180.00	\$11,015.00

... \$100,000 (\$37,000) (\$10,500) (\$10,100)
...
... due on this transaction. Of this fee, ... square foot, to U. S. Equities Realty, a subsidiary of U. S. Equities Realty, Inc., for broker commission, \$10,000. The balance of \$20,000 shall be retained by U. S. Equities as its commission for acting on behalf of the Board in this transaction.