

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Ratify a lease agreement with Imperial Realty, Inc. for 4632 West Diversey Avenue. A written lease agreement is currently being negotiated. Authority granted herein shall automatically rescind in the event a written agreement is not a ready-made agreement as shown below.

NBD:Bank-U/T #4612=HP
Contact Person: Robert Klairmont, Vice-President
Phone#: (773) 736-4100 Ext. 16
Vendor #4756851
The sole beneficiary of Trust #4612-HP is: Larry Klairmont

TENANT: Board of Education of the City of Chicago

PREMISES: 1632 W. DiGregorio consisting of approximately 7,000 square feet

USAMM includes two state pre-K kindergarten classrooms from schools in the elementary school, which provide attendance (94 in the morning and 94 in the afternoon) and a resource room for Region 2.

1. TERM: The term of this lease agreement shall be 22 months commencing on September 1, 2001 and ending on August 31, 2003.

Additional \$1,920 per month to cover Real Estate Taxes and

ADDITIONAL RENT: The Board shall pay an additional amount for Common Area Maintenance (CAM).

Improvements to Kerns at Bear Base are costing \$370,000, which include build-out over the 22-month lease period.

responsible for heat, electric, normal maintenance and janitorial services. **MAINTENANCE.** The Board shall be responsible for the maintenance of the Premises.

Q11. The "Resort" provides liability insurance provided it is self insured coverage. - INSURANCE/INDEMNITY/PAZ

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CONDITIONS:

GENERAL C

The Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and

The Board if entered into violation of the provisions of _____ Committee. The agreement shall be binding on _____ and its successors and assigns for the term of _____ years from the date of execution hereof and for the one year period following expiration or other termination of their terms of office.

shall be incorporated into and made a part of the agreement.