

IT WITH THE COMMITTEE FOR JOINTLY MAINTAINED CHRISTIAN SCIENCE  
READING ROOMS IN CHICAGO

RATIFY A LEASE AGREEMENT

OF SPACE AT 125 SOUTH CLARK STREET AND AUTHORIZE THE PAYMENT OF REAL ESTATE BROKERS COMMISSION FOR RENT

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Rooms in Chicago (CSRR) for rental of space at 125 South Clark Street  
et consisting of 1889 rentable square feet in the First Floor Arcade Suite A-11 and authorize payment of real estate  
te broker's commission in the amount of \$23,272 to the broker's commission in the amount of \$23,272 to the broker's commission in the amount of \$23,272 to  
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 agreement is stated below.

the Committee for Jointly Maintained Christian Science Reading Rooms in Chicago  
125 South Clark Street

First Floor Arcade Suite A-11, Chicago, IL 60603  
Contact Person: Rich Carlson  
Phone: (312) 917-1836

City of Chicago

PRMISES: From May 1, 2002 until Substantial Completion of Suite A-11, Suite A-3, First Floor Arcade

USE: Reading room/sales area with office space and storage.

TERM: The term of this lease agreement shall be five years commencing on May 1, 2002 or

BASE RENT: The base rental fee with taxes included is as follows:

Monthly fixed minimum rent from May 1, 2002 until Substantial Completion of Suite A-3  
Minimum Rent for Suite A-3 shall be \$9,709.82 for each month or prorated for any fr

for the first full twelve (12) months of the Lease Term after Substantial Completion of Suite A-11 to reimburse

SECURITY DEPOSIT: Tenant shall deposit with Landlord a Security Deposit in the amount of \$33,844.60

the Lease

Board In order to secure such obligation, the sum of \$33,844.60 shall be deposited into a Strict Joint Order

Chicago Title and Trust Company to be used for the payment of the

costs of construction after the Board's approval of draw requests. The Board is required

to have the VAO system to Suite A-11 On

expense to construct a service corridor that serves Suite A-11 and extend it

**AFFIRMATIVE ACTION: Exempt**

FINANCIAL Credit General Fund

**GENERAL CONDITIONS:**

the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and personnel necessary to conduct those investigations. The Inspector General shall have access to all information necessary to conduct those investigations.

The agreement shall not be a primary hindrance to the Board's enforcement of the provisions of

§ 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one-year period following expiration or other termination of the terms of office.

The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-BY 3) as amended from time to time shall be incorporated into and made a part of the agreement.

The Board's Ethics Code adopted September 27, 1995 (95-0927-BY 13) as amended from time to time shall be incorporated into and made a part of the agreement.