

OP07

AMEND BOARD REPORT 02-1218

REALTY CO FOR USE

RATIFY A LEASE AGREEMENT WITH CRYSTAL R

OF SPACE AT 2353-2335 W. CERMAK

THE EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

THE CHIEF

sa agreement with Crystal Realty Co. for the use of space at 2353, 2335 W. Cermak, Chicago, Illinois

Ref: a lea

A written lease agreement for such use is currently being negotiated. The authority granted herein shall

and in the event that written agreement is not executed within the time specified herein, the Board of Directors

ation pertinent to this agreement is stated below.

Report: Inform

necessary to correct legal name of the Landlord and to correct address of the premises

the amendments to

em Springs National Bank and Trust as Trustee

LANDLORD: West

dated September 1, 1998 a/k/a 2343

c/o Crystal Realty Co.
40 Lakeview Drive
Lake Barrington, IL 60010-1949
Contact Person: Gus Kitsos
Phone: (847) 382-3333

2335 W. Cermak Road,

PREMISES: 8400-rentable square feet of a 9200 square foot Building located at 2353

Chicago and for use as an office and other business purposes for the period of ten (10) years

from January 1, 2009 and shall end November 30,

TERM: The term of this Lease Agreement shall commence on 1/1/2009 and shall

2009

the lease is made:

(b) routine maintenance of the premises including painting walls and ceilings;

servicing the premises;

(c) washing of the inside windows on a reasonable basis and

the Board;

plumbing.

IMPROVEMENTS TO PREMISES: The Board shall have the right to make additions, alterations, or improvements that do not exceed the sum of \$10,000 without obtaining the prior written consent of the Landlord.

INSURANCE/INDEMNIFICATION: The Board shall maintain coverage under its self-insured coverage.

AFFIRMATION: Exempt.

REVIEW: Local School Council approval is not applicable to this report.

agreement shall acknowledge that, in accordance with 105 U.S.C. 531.13.1, the Inspector General of the Circuit Court of the City of Chicago shall have access to all information necessary to conduct those investigations.

GENERAL CONDITIONS:

Inspector General

Each party to the

Board of Education has the authority

personnel necessary to conduct those investigations.

Conflicts: The agreement shall not be legally binding on the Board if entered into in violation of the provisions of the following expiration or other termination of their terms of office.

105 U.S.C. 531.13.1, the Inspector General of the Circuit Court of the City of Chicago shall have access to all information necessary to conduct those investigations.

Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Indebtedness – The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

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