

**APPROVE ENTERING INTO A LEASE WITH AN OPTION  
TO PURCHASE WITH THE TEACHERS ACADEMY FOR MATHEMATICS AND SCIENCE  
FOR THE PROPERTY LOCATED AT 501 W. 35<sup>TH</sup> STREET**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve entering into a lease with an option to purchase with the Teachers Academy for Mathematics and Science ("Landlord") for the property located at 501 W. 35<sup>th</sup> Street. A written agreement is currently

agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this agreement is stated below.

include salary, health and welfare benefits, payroll taxes and substitute engineering fees. Administrative

costs include bookkeeping, payroll, auditing, legal fees, directors and officers insurance, copier machine rental and various other management functions. During the first year of the Lease, the Rent is estimated to be as follows:

Debt Service:	\$295,000.00
Engineering Costs:	64,400.00
Administrative Costs:	<u>64,100.00</u>
<b>TOTAL RENT:</b>	<b>\$423,500.00</b>

Rent for each year of the Lease Term shall be due as follows:

10/1/05	Rent (principal payment of \$175,000 plus ¼ of remaining rent)	\$237,125.00
12/1/05	Rent	62,125.00
3/1/06	Rent	62,125.00
6/1/06	Rent	<u>62,125.00</u>

Budget Classification: 0643-210-000-6000-5480

**GENERAL CONDITIONS:**

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel

necessary to conduct those investigations.

provisions of 105 ILCS 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 their terms of