APPROVE NEW LEASE AGREEMENT WITH ZOUP! FRESH SOUP COMPANY FOR USE OF SPACE AT 125 SOUTH CLARK STREET AND PAYMENT OF BROKERAGE FEES

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve the new retail lease agreement with Zoup! Fresh Soup Company ("Zoup") for use of space at 125 S. Clark St. A written lease is currently being negotiated. The authority granted herein shall automatically rescind in the event the lease is not executed within 90 days of the date of this Board Report. This Board Report is also to approve payment of brokerage fees to MB Real Estate Services. Information pertinent to this matter is stated below.

TENANT: Apexiti LLC, an Illinois Corporation d/b/a Zoup!

Contacts: James L. Behling

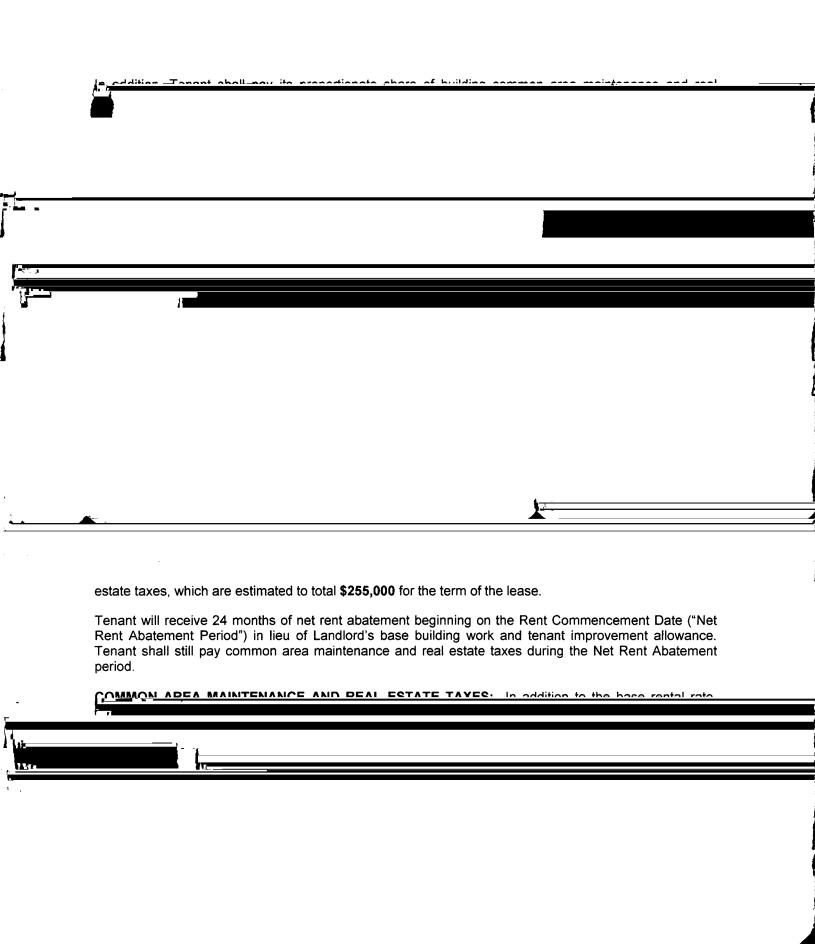
6S440 S. Richmond Ave Westmont, IL 60559 Stanley J. Bumstead 2332 Rebecca Drive New Lenox, IL 60451

10)CEC 5010/ibahlina@zous ---- /01E\70E 0000/atanh@alalam ---

LANDLORD: Board of Education of the City of Chicago Public Schools

PREMISES: 125 S. Clark St., Suite 104; approximately 1,889 rentable square feet on the 1st floor.

ISE: For the eneration of a situation and corns out rectaurant which features early and related products



LSC REVIEW: Not applicable.

FINANCIAL: Credit rent income to the General Fund.

Brokerage fee charged to:

FY13 Fund: 230

Department Parent Unit Number: 11800 FY13: \$46,847.20

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.

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 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 office.