

APPROVE NEW LEASE AGREEMENT WITH MONTESSORI SCHOOL OF ENGLEWOOD CHARTER FOR A PORTION OF O'TOOLE ELEMENTARY, LOCATED AT 6550 SOUTH SEELEY AVENUE

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

approve entering into a new lease agreement with Montessori School of Englewood Charter for a

portion of the **O'Toole Elementary School, located at 6550 South Seeley Avenue, Chicago, Illinois** for use as a charter school. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 90 days of the date of this Board Report.

TENANT: Montessori School of Englewood Charter
6550 South Seeley Avenue
Chicago, Illinois 60636
Contact: Rita Nolan / (773) 808-1921

LANDLORD: Board of Education of the City of Chicago

PREMISES: Tenant shall use a portion of the O'Toole Elementary building, located at 6550 South Seeley Avenue as set forth in the lease agreement. Tenant shall share the Premises with O'Toole Elementary.

USE: Tenant shall use the Premises to operate a charter school (Montessori School of Englewood Charter) and related educational and community programs and for no other purpose. Tenant's current Charter School Agreement was authorized by the Board on May 22, 2013 (authorized by Board Report 13-0522-EX102).

TERM: The term of the lease shall be 4 years, commencing on August 1, 2013, and ending on June 30, 2017. If Tenant's Charter School Agreement is terminated, the lease shall also terminate.

RENT: One dollar (\$1.00) per year.

OPERATING AND UTILITIES EXPENSES: Tenant shall procure all operating services from Landlord. Landlord shall provide all operating services at Landlord's then current rate (which is subject to increase).

GENERAL CONDITIONS:

Inspector General Each party to the agreement shall acknowledge that in accordance with 105 II CS