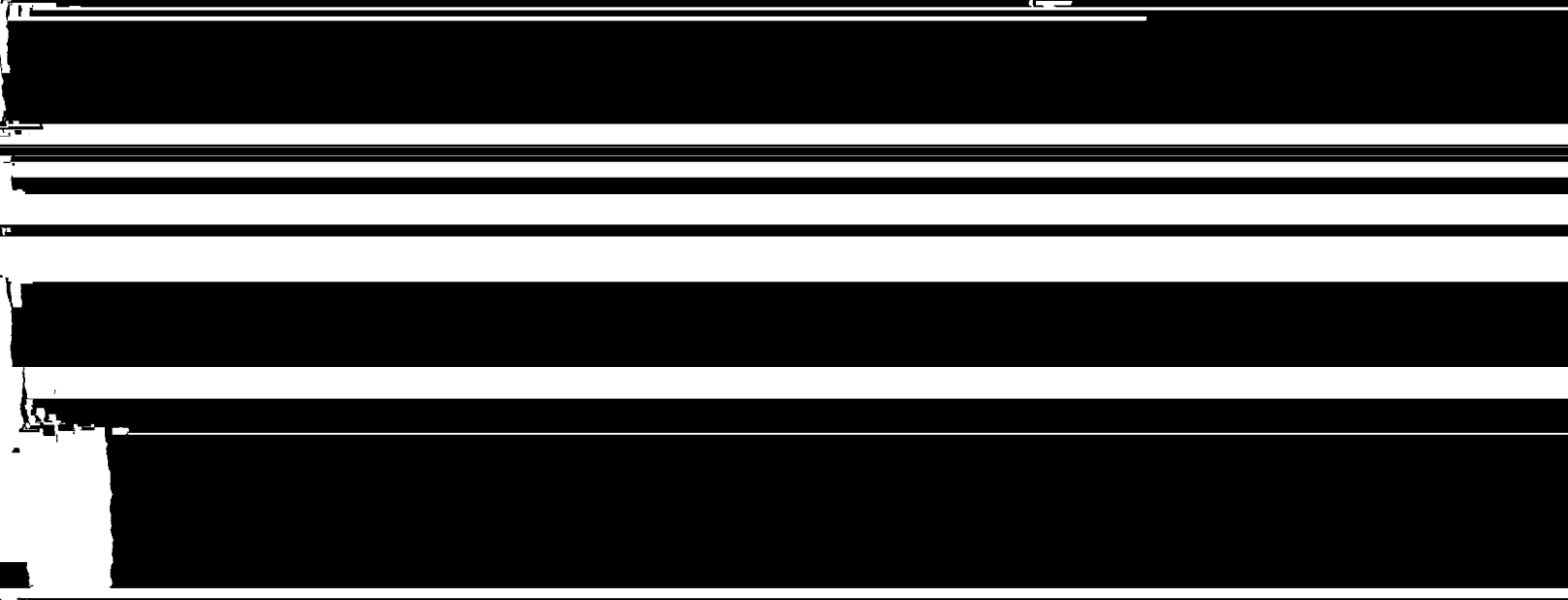


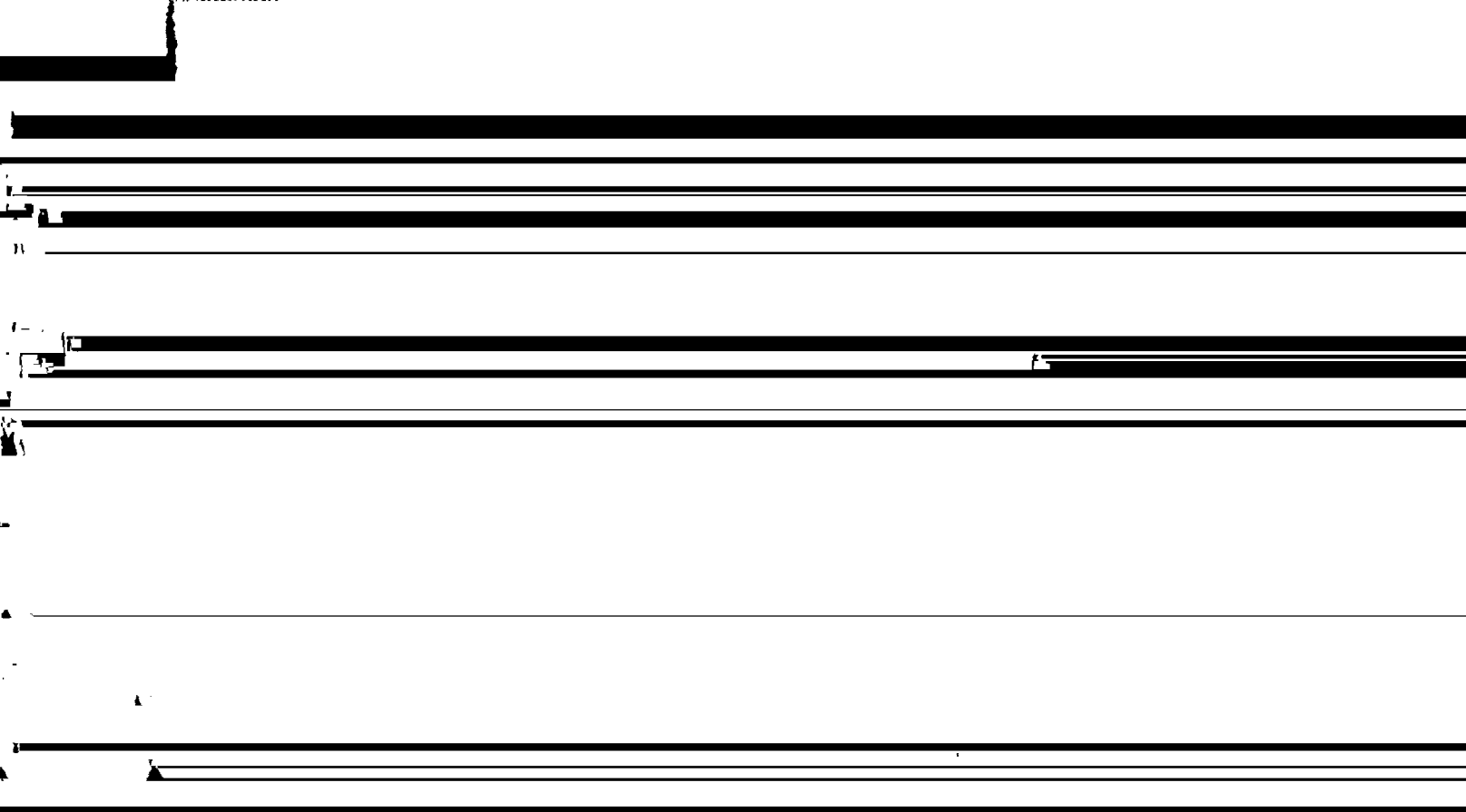
AUTHORITY FINAL RENEWAL AGREEMENT WITH MB REAL ESTATE SERVICES INC FOR



PROPERTY MANAGEMENT SERVICES

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize final renewal agreement with MB Real Estate Services, Inc to provide property management services for the 125 South Clark building ("Building") at a cost not to exceed \$2,559,384 (\$316,656 in management fees and \$2,242,728 in operating expenses). A written document to exercise this action is



OPTION PERIODS REMAINING:

There are no option periods remaining.

SCOPE OF SERVICES:

Vendor during the option period will continue to provide property management services, including maintenance and all operations of the Building, as follows:

Management Services

- 1) Manage, maintain and operate the Building.
- 2) Hire, supervise and oversee the building engineers.
- 3) Provide full financial accountability and report of income from and expenses of the Building.
- 4) Prepare financial and management reports and maintain appropriate records.
- 5) Manage and coordinate relations with Building occupants, including administration of all leases, communication with occupants, recording of rent collections, and provision of responsive occupant services.
- 6) Administer, interact with, and coordinate the performance of and pay for all goods and services from the Disbursement Account required in the operation of the Building.
- 7) Administer and coordinate capital improvements as directed by the Board.
- 8) Maintain all physical areas within the Building to assure that high levels of cleanliness, safety and air

Board and shall account for all expenses paid from this account. The Disbursement Account shall not

include funding for utilities or capital expenses for the Building. Although Moody's will assess and monitor

the utilities and capital projects for the Building, these expenses will be paid directly by the Board.

AUTHORIZATION:

Authorize the General Counsel to include other relevant terms and conditions in the written option document. Authorize the President and Secretary to execute the option document. Authorize Chief Operating Officer to execute all ancillary documents required to administer or effectuate this option agreement.

AFFIRMATIVE ACTION:

Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:




SÉBASTIEN de LONGEAUX
Chief Procurement Officer

Approved:



BARBARA BYRD-BENNETT
Chief Executive Officer

Approved as to Legal Form 

General Counsel