

AMEND BOARD REPORT 01-0124-0P7

**A LEASE AGREEMENT WITH THE OPTION TO PURCHASE, WITH CHRIST
TEMPLE FOR RENTAL OF THE JOHNNIE COLLEMON ACADEMY**

**APPROVE ENTERING INTO A
UNIVERSAL TEMPLE**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a lease agreement with the option to purchase, with Christ Universal Temple for the premises as of February 11 2001. The Board shall take possession of the premises as of February 11 2001. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 120 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

to purchase to July 31. This amendment in no way extends the Term of the Lease and the Board's notice authority granted herein shall 2003. A written amendment to the Lease is available for signature. The agreement executed within 90 days of the date of this amended Board Report.

LANDLORD: Christ Universal Temple, Inc.
11901 S. Ashland Avenue
Chicago, IL 60643

BOARD OF EDUCATION OF THE CITY OF CHICAGO

of Chicago, Illinois, including the building.
USE: To be used as a stand alone school facility

February 11 2001 and shall end July 31 2002 July 31 2003 with the Board having the option to purchase the premises as of July 31 2002 on or before July 31 2003 subject to Landlord's consent. Upon purchase of the Premises the Lease term shall automatically terminate.

RENT: The Base Rent for the Term of the Lease shall be \$888 000.00 annually payable in monthly installments of \$74 000.00. All Base Rent shall be applied as a credit to the purchase price if the Board does not consent to the purchase Landlord shall refund the Board the sum of \$432 000.00. All utilities shall be separately metered and the Board shall pay 50% of the cost of the maintenance cost.

IMPROVEMENTS TO PREMISES: The Board shall have the right to make any alterations/improvements to the Premises required by law or ordinance.

Board shall provide general liability insurance workers compensation insurance and contents insurance. Landlord shall provide insurance at statutory limits employee property damage insurance for the full replacement cost of the building.

The Base Rent shall be \$7 000 000.00 less all sums paid as Base

APPROVAL: ACTION ITEM: xempt

...il approval is not applicable to this report.

LSC REVIEW: Local School Council

Board shall hire all teachers and staff currently at the Johnnie Coleman

PERSONEL IMPLICATIONS: The

Budget Classification: 0944-210-000-6000-5480
Source of Funds: General Education Fund: 210

Charge to Operations: \$7,000,000.00 (ass base rent)

0905-476-000-9311-5710 Budget Classification: Source of Funds: Capital Improvement Fund: 478

Fiscal Year: FY03

Charge to Operation: \$888,000

2-000-8000-5480 Budget Classification: 6170-55

Source of Funds: RBO&M Funds

GENERAL CONDITIONS: