

EXHIBIT B

LEASE NO. _____

LEASE

THIS LEASE (the "Lease") is made and entered into as of _____, 2025 (the "Commencement Date"), by and between, the **CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government ("City"), and the **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate (the "Tenant").

RECITALS

WHEREAS, the City is the owner of the parking lot located at 3500-08 South Wallace Street, Chicago, Illinois, as legally described on Exhibit 1 attached hereto (the "Premises"); and

WHEREAS, the Premises were formerly used as a parking lot for the Chicago Police Department's former 9th District Police Station, located across the alley to the west of the Premises at 3501 South Lowe Avenue, and the parking lot is presently vacant and does not have a present municipal use; and

WHEREAS, the Tenant owns and operates the administrative building known as the CPS Bridgeport Office, located at 501 West 35th Street, and the Minnie Minoso Academy located across the street to the east of the Premises at 3527 South Wallace Street, Chicago, Illinois; and

WHEREAS, the Tenant does not have sufficient parking on-site at either the administrative building or the school and requires additional parking to accommodate its employees; and

WHEREAS, the Tenant wishes to access the Premises for use by the Tenant's employees five (5) days per week, Monday through Friday, between the hours of 7:00 a.m. and 6:00 p.m. from November 1 through March 31, and between the hours of 7:00 a.m. to 5:00 p.m. from April 1 through October 31 of any year throughout the term (the "Activity"); and

WHEREAS, the Tenant will be responsible for securing the lot, removing snow and weeds, and removing and disposing of any litter on and about the Premises; and

WHEREAS, the location and scope of the Activity shall be limited to the Premises as it is described herein; and

WHEREAS, the City has agreed to lease to the Tenant, and Tenant has agreed to lease from the City, the Premises for the Activity, upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the covenants, and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. GRANT

The City hereby leases to the Tenant the following described premises:

Approximately 11,866 square feet of a paved lot located at 3500-08 South Wallace Street, Chicago, Illinois (the "Premises"), as further described on Exhibit 1 attached hereto.

SECTION 2. TERM AND LEGISLATIVE APPROVAL

2.1 Term. The Lease shall begin on the Commencement Date and shall end on September 30, 2028 (the "Term"), unless sooner terminated as set forth in Section 10.10 of this Lease or by the automatic expiration as set forth in Section 2.2 below.

2.2 Limitation on Term. The Tenant acknowledges that the City requires the approval of the City Council of the City for continuation of any lease term beyond the initial Term.

2.3 Reinstatement of Lease. If the Term of this Lease shall expire as set forth in Section 2.2 above, then the Term shall be reinstated at the City's option and upon the Tenant's consent after approval by the City Council of the City of Chicago.

SECTION 3. RENT, TAXES, AND UTILITIES

3.1 Rent. The Tenant shall pay base rent for the Premises in the amount of One Dollar (\$1.00) for the entire Term the receipt and sufficiency of said sum being herewith acknowledged by both parties.

3.2 Utilities. The City shall assume no responsibility for payment of any utilities serving the Premises.

3.3 Taxes and Other Levies. Notwithstanding the Tenant's status as a governmental entity that is not subject to real estate taxes, the Tenant shall pay when due any real estate or leasehold taxes, interest, or penalties assessed or levied on the Premises during the Term. The Tenant's failure to pay any such taxes, interest, or penalties shall constitute a default under this Lease. Nothing herein shall preclude the Tenant from contesting any charge or taxes, interest, or penalties levied against the Premises. The failure of the Tenant to pay such taxes, interest, or penalties during the pendency of the contest shall not constitute a default under this Lease. The Tenant's tax responsibilities under this section shall survive the expiration, cancellation, or termination of this Lease.

SECTION 4. CONDITION AND ENJOYMENT OF PREMISES, ALTERATIONS AND ADDITIONS, SURRENDER

4.1 Covenant of Quiet enjoyment. The City covenants and agrees that the Tenant, upon paying the rent and upon observing and keeping the covenants, agreements and conditions of this Lease on its part to be kept, observed and performed, shall lawfully enjoy the Premises (subject to the provisions of this Lease) during the Term without hindrance or molestation by the City.

4.2 Tenant's Duty to Maintain Premises and Right of Access. The Tenant shall, at the Tenant's expense, keep the Premises in a condition of thorough repair and good order, and in compliance with all applicable provisions of the Municipal Code of Chicago, including but not limited to those provisions in Title 13 ("Building and Construction"), Title 14 ("Electrical Equipment and Installation"), Title 15 ("Fire Prevention") and all applicable provisions of the Landscape Ordinance of the City of Chicago. If the Tenant shall refuse or neglect to make needed repairs within thirty (30) days after written notice thereof sent by the City, unless such repair cannot be remedied by thirty (30) days, and the Tenant shall have commenced and is diligently pursuing all necessary action to remedy such repair, the City, at the City's option, is authorized to either make such repairs and the Tenant will promptly and within thirty (30) business days of demand reimburse the City for the reasonable cost thereof, or the City can immediately terminate this Lease by providing the Tenant with written notice thereof. The City shall have the right of access to the Premises for the purpose of inspecting and making repairs to the Premises, provided that except in the case of emergencies, the City shall first give notice to the Tenant of the City's desire to enter the Premises and the City will schedule its entry so as to minimize any interference with the Tenant's use of Premises.

4.3 Use of the Premises. The Tenant covenants that the Tenant shall use the Premises strictly for non-general free parking for the Tenant's employees. The Tenant shall not use the Premises in a manner that would violate any Law. The Tenant further covenants not to do or suffer any waste or damage, comply in all respects with the laws, ordinances, orders, rules, regulations, and requirements of all federal, state and municipal governmental departments which may be applicable to the Premises or to the use or manner of use of the Premises, disfigurement or injury to any building or improvement on the Premises, or to fixtures and equipment thereof the promotion and operation of a non-general parking lot shall not include direct or indirect participation or intervention in political campaigns on behalf of or in opposition to any candidate for public office. In addition, the Tenant covenants that the Tenant shall not use said Premises for any other political functions or for religious activities of any sort. The Activity contemplated under this Lease does not contemplate general public parking and is limited to providing parking for vehicles driven by the Tenant's staff or the Tenant's clients. The Tenant shall not operate the Premises so as to cause the Premises to be deemed a "Competing Parking Facility" under the Chicago Metered Parking System Agreement dated December 4, 2008, by and between the City of Chicago and Chicago Parking Meters, LLC.

4.4 Alterations and Additions. The Tenant may not make any alterations, additions and/or improvements to the Premises without the prior written consent of the City's Commissioner of the Department of Fleet and Facility Management.

4.5 Other Authorized Users. The Tenant agrees to yield priority use to any preexisting, authorized users under any unknown, active license agreements with the City. The City shall make such agreements and licensees known to the Tenant upon discovery.

SECTION 5. ASSIGNMENT, SUBLEASE, AND LIENS

5.1 Assignment and Sublease. The Tenant shall not assign this Lease in whole or in part, or sublet the Premises or any part thereof.

5.2 Tenant's Covenant against Encumbering Title. The Tenant shall not do any act which shall in any way encumber the fee simple estate of the City in and to the Premises, nor shall the interest or estate of the City in the Premises be in any way subject to any claim by way of lien or encumbrance, whether by operation of law or by virtue of any express or implied contract by the Tenant any claim to, or lien upon, the Premises arising from any act or omission of the Tenant shall accrue only against the leasehold estate of the Tenant and shall be subject to and subordinate to the paramount title and rights of the City in and to the Premises.

5.3 Tenant's Covenant against Liens. The Tenant shall not permit the Premises to become subject to any mechanic's, laborer's, or materialmen's liens on account of labor or material furnished to the Tenant or claimed to have been furnished to the Tenant. In case of any such lien attaching, the Tenant shall immediately pay and remove such lien or furnish security or indemnify the City in a manner satisfactory to the City in its sole discretion to protect the City against any defense or expense arising from such lien. Except during any period in which the Tenant appeals any judgment or obtains a rehearing of any such lien, or in the event judgment is stayed, the Tenant shall immediately pay any judgment rendered against the Tenant, with all proper costs and charges, and shall have the lien released and any judgment satisfied. If the Tenant fails to pay and remove any lien or contest such lien in accordance herewith, the City, at its election, may, but is not obligated to, pay and satisfy same, and all sums so paid by the City, with interest from the date of payment at the rate set at 12% per annum.

SECTION 6. INSURANCE AND INDEMNIFICATION

6.1 Insurance. The Tenant shall procure and maintain at all times, at the Tenant's own expense, during the Term of this Lease, the insurance coverages and requirements specified below, insuring all operations related to this Lease. The Parties agree that the Tenant self-insures for coverage of the type and nature set forth below. The City acknowledges the the Tenant's self-insurance coverage, as evidenced by a letter of self-insurance will operate as compliance with this Section 6 in lieu of a certificate of insurance.

The kinds and amounts of insurance required are as follows:

a) Workers Compensation and Employers Liability Insurance. Workers Compensation and Employers Liability Insurance, in accordance with the laws of the State of Illinois, or any other applicable jurisdiction, covering all employees and Employer's Liability coverage with limits of not less than \$100,000 each accident or illness.

b) Commercial Liability Insurance. (Primary and Umbrella). Commercial Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence, for bodily injury, personal injury, and property damage liability, Coverage extensions shall include the following: All premises and operations, products/completed operations, defense, separation of insureds, and contractual liability (with no limitation endorsement). The City of Chicago, its employees, elected officials, agents, and representatives are to be named as additional insureds on a primary, noncontributory basis for any liability arising directly or indirectly from licensee.

c) Automobile Liability Insurance. (Primary and Umbrella). When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Tenant shall provide Comprehensive Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence, for bodily injury and property damage.

The Tenant shall be responsible for all loss or damage to personal property (including but not limited to materials, equipment, tools and supplies), owned or rented, by the Tenant

6.2 Other Terms of Insurance. The Tenant will furnish the City of Chicago, Department of Fleet and Facility Management, Office of Real Estate Management, 30 North LaSalle Street, Suite 300, Chicago, Illinois 60602, original Certificates of Insurance evidencing the required coverage to be in force on the date of this Lease, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the Term of this Lease. The Tenant shall submit evidence of insurance prior to Lease award. The receipt of any certificates does not constitute agreement by the City that the insurance requirements in the Lease have been fully met or that the insurance policies indicated on the certificate are in compliance with all Lease requirements. The failure of the City to obtain certificates or other insurance evidence from the Tenant shall not be deemed to be a waiver by the City. The Tenant shall advise all insurers of the Lease provisions regarding insurance. Non-conforming insurance shall not relieve Tenant of its obligation to provide Insurance as specified herein.

Nonfulfillment of the insurance conditions may constitute a violation of this Lease, and, the City retains the right to terminate the Lease until proper evidence of insurance is provided.

The insurance shall provide for 60 days prior written notice to be given to the City in the event coverage is substantially changed, canceled, or non-renewed.

Any and all deductibles or self-insured retentions on referenced insurance coverages shall be borne by the Tenant.

The Tenant agrees that insurers shall waive their rights of subrogation against the City of Chicago, its employees, elected officials, agents or representatives.

The Tenant expressly understands and agrees that any coverages and limits furnished by the Tenant shall in no way limit the Tenant's liabilities and responsibilities specified within the Lease documents or by law.

The Tenant expressly understands and agrees that any insurance or self-insurance programs maintained by the City of Chicago shall apply in excess of and not contribute with insurance provided by the the Tenant under this Lease.

The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.

The City of Chicago, Department of Finance, Office of Risk Management. maintains the right to reasonably modify, delete, alter or change these requirements.

6.3 Self Insured. The Tenant is a self-insured entity and shall provide a letter of self-insurance for the same types and amounts of coverages in lieu of providing the commercial coverages as described in Section 6.2.

6.4 Tenant's Indemnification. Without waiving its defenses and governmental immunities under the Local Governmental and Governmental Employer Tort Immunity Act, 745 ILCS Section 10/1 et Seq. and the Illinois School Code, the Tenant shall protect, indemnify, save harmless and defend the City from and against all liabilities, obligations, losses, claims, demands, causes of action, suits, penalties, fines, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses arising from or in any way related to: (i) Tenant's conduct, management, occupancy or work done in and on the Premises; (ii) any-breach or default by Tenant under this Lease; (iii) Any intentional or grossly negligent act of the Tenant or any of the Tenant's agents, contractors, employees or invitees; (iv) any accident, injury or damage caused by the Tenant to any person occurring during the Term on the Premises; and (v) the use of the Premises as a parking lot under the Metered Parking Concessions Agreement entered into between City and Chicago Parking Meters, LLC.

SECTION 7. DAMAGE OR DESTRUCTION

7.1 Damage or Destruction. If the Premises are damaged, destroyed, or sustain a casualty to such extent that the Tenant cannot continue, occupy or conduct its normal business therein, or if, in the City's opinion or the Tenant's opinion, the Premises are rendered unusable, either the City or the Tenant shall have the option to declare this Lease terminated as of the date of such damage or destruction by giving the other party five (5) days' written notice to such effect.

SECTION 8. CONFLICT OF INTEREST AND GOVERNMENTAL ETHICS

8.1 Conflict of Interest. No official or employee of the City of Chicago, nor any member of any board, commission or agency of the City of Chicago, shall have any financial interest (as defined in Chapter 2-156 of the Municipal Code), either direct or indirect, in the Premises; nor shall any such official, employee, or member participate in making or in any way attempt to use his or her position to influence any City governmental decision or action with respect to this Lease.

This Agreement is not legally binding on the Tenant 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

members of Tenant's board within a one-year period following expiration or other termination of their office.

8.2 Duty to Comply with Governmental Ethics Requirements. The City and the Tenant shall comply with Chapter 2-156 of the Municipal Code of Chicago, "Governmental Ethics," including but not limited to section 2-156-120, which states that no payment, gratuity, or offer of employment shall be made in connection with any City of Chicago contract, as an inducement for the award of that contract or order. Any contract or lease negotiated, entered into, or performed in violation of any of the provisions of Chapter 2-156 shall be voidable as to the City of Chicago.

No officer, agent or employee of the Tenant is or shall be employed by the City or has or shall have a financial interest, directly, or indirectly, in this Lease or the compensation to be paid hereunder except as may be permitted in writing by the Tenant's Ethics Policy adopted May 25, 2011 (11- 0525-PO2), as amended from time to time, which policy is hereby incorporated by reference into and made a part of this Agreement as fully set forth herein.

SECTION 9. HOLDING OVER

9.1 Holding Over. Any holding over by the Tenant shall be construed to be a tenancy from month to month only beginning three (3) years after the Commencement Date and the rent shall be at the same rate as set forth in Section 3.1 of this Lease. During such holding over all provisions of this Lease shall remain in full force and effect.

SECTION 10. MISCELLANEOUS

10.1 Notice. All notices, demands and requests which may be or are required to be given, demanded or requested by either party to the other shall be in writing. All notices, demands and requests by the Tenant to the City shall be delivered by national overnight courier or shall be sent by United States registered or certified mail, return receipt requested, postage prepaid addressed to the City as follows:

City of Chicago
Department of Fleet and Facility Management
Bureau of Asset Management
Office of Real Estate Management
2 North LaSalle Street. Suite 200
Chicago, Illinois 60602
Attn: Assistant Commissioner

or at such other place as the City may from time to time designate by written notice to the Tenant. All notices, demands, and requests by the City to the Tenant shall be delivered by a national overnight courier or shall be sent by United States registered or certified mail, return receipt requested, postage prepaid, addressed to the Tenant as follows:

Board of Education of the City of Chicago

Department of Facilities
42 West Madison Street, 2nd Floor Chicago, Illinois 60602
Attn: Director of Real Estate

Copy to: Board of Education of the City of Chicago
Law Department
1 North Dearborn Street, 9th Floor Chicago, Illinois 60602
Attn: General Counsel

or at such other place as the Tenant may from time to time designate by written notice to City. Any notice, demand or request which shall be served upon the Tenant by the City, or upon the City by the Tenant, in the manner aforesaid, shall be deemed to be sufficiently served or given for all purposes hereunder at the time such notice, demand or request shall be mailed.

10.2 Partial Invalidity. If any covenant, condition, provision, term or agreement of this Lease shall, to any extent, be held invalid or unenforceable, the remaining covenants, conditions, provisions, terms and agreements of this lease shall not be affected thereby, but each covenant, condition, provision, term or agreement of this Lease shall be valid and in force to the fullest extent permitted by law.

10.3 Governing Law. This Lease shall be construed and be enforceable in accordance with the laws of the State of Illinois.

10.4 Entire Agreement. All preliminary and contemporaneous negotiations are merged into and incorporated in this Lease. This Lease contains the entire agreement between the parties and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto.

10.5 Captions and Section Numbers. The captions and section numbers appearing in this lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Lease nor in any way affect this lease.

10.6 Binding Effect of Lease. The covenants, agreements, and obligations contained in this Lease shall extend to, bind, and inure to the benefit of the parties hereto and their legal representatives, heirs, successors, and assigns.

10.7 Time is of the Essence. Time is of the essence of this Lease and of each and every provision hereof.

10.8 No Principal/Agent or Partnership Relationship. Nothing contained in this Lease shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto.

10.9 Authorization to Execute Lease. The parties executing this Lease hereby represent and warrant that they are duly authorized and acting representatives of the City and the Tenant respectively and that by their execution of this Lease, it became the binding obligation of the

City and the Tenant respectively, subject to no contingencies or conditions except as specifically provided herein.

10.10 Termination of Lease. The City shall have the right to terminate this Lease for any reason without penalty by providing the Tenant with 30 days' prior written notice at any time after the Commencement Date.

10.11 Force Majeure. When a period of time is provided in this Lease for either party to do or perform any act or thing, the party shall not be liable or responsible for any delays due to strikes, lockouts, casualties, acts of God, wars, governmental regulation or control, and other causes beyond the reasonable control of the party, and in any such event the time period shall be extended for the amount of time the party is so delayed.

10.12 Amendments. From time to time, the parties hereto may administratively amend this Lease with respect to any provisions reasonably related to the Tenant's use of the Premises and/or the City's administration of this Lease; provided, however, that such amendment(s) shall not serve to extend the Term hereof or serve to otherwise materially alter the essential provisions contained herein. Such amendment(s) shall be in writing, shall establish the factual background necessitating such alteration, shall set forth the terms and conditions of such modification, and shall be duly executed by both the City and the Tenant. Such amendment(s) shall only take effect upon execution by both parties. Upon execution, such amendment(s) shall become a part of this Lease and all other provisions of this Lease shall otherwise remain in full force and effect.

10.13 No Other Rights. This Lease does not give the Tenant any other right with respect to the Premises, including, but not limited to, closure of streets, sidewalks, or other public thoroughfares. Any rights not specifically granted to Tenant by and through this document are reserved exclusively to the City. Execution of this Lease does not obligate the City in any manner, and the City shall not undertake any additional duties or services including, but not limited to, custodial services, maintenance, security, or snow removal.

10.14 No Conflict with Metered Parking Concessions Agreement. No provisions of this lease shall conflict with the Metered Parking Concessions Agreement entered into between the City and Chicago Parking Meters, LLC.

10.15 Municipal Marketing Efforts. The City shall have the right to install a digital advertising sign on the Premises as part of the City's municipal marketing efforts, subject to the separate approval of City Council.

10.16 Lease Construction. This Lease has been prepared by the City and reviewed and approved by the Tenant. This Lease shall not be interpreted against either the City or the Tenant because of the parties' mutual efforts to finalize this Lease.

SECTION 11. ADDITIONAL RESPONSIBILITIES OF TENANT

11.1 Snow Removal. The Tenant shall provide and pay for prompt removal of snow and ice from the Premises and sidewalks that immediately abut the Premises, the Tenant acknowledges

that the City shall not have any responsibilities relative to snow or ice removal on the Premises and/or the sidewalks that immediately abut the Premises.

11.2 Debris and Weed Removal. The Tenant agrees to clear debris and to removal weeds from the Premises, so as not to let debris sit or accumulate on the property or to allow weeds to grow on the Premises or around the sidewalks adjacent to the Premises. The Tenant acknowledges that the City shall not have any responsibilities relative to debris removal or weed removal on the Premises and/or the sidewalks that immediately abut the Premises.

11.3 No Tailgating. The Tenant shall not permit tailgating on the Premises, or any other activity other than non-general parking by its employees or the Board.

11.4 No Reckless Driving. The Tenant shall not permit reckless driving on the Premises.

11.5 No Alcohol or Illegal Drugs. Without exception, the Tenant shall not permit the consumption of alcoholic beverages of any kind on the Premises. The Tenant shall not permit the use of any illegal drugs of any nature on the Premises.

11.6 Satisfaction with Condition. The Tenant agrees that the Tenant has inspected the Premises and all related areas and grounds and that the Tenant is satisfied with the physical condition thereof and accepts the Premises in its "As-Is" condition.

11.7 Illegal Activity. The Tenant, or any of its agents or employees, shall not perform or permit any practice that is injurious to the Premises, is illegal, or increases the rate of insurance on the Premises.

11.8 Hazardous Materials. The Tenant shall keep out and off the Premises materials which cause a fire hazard or safety hazard and shall comply with reasonable requirements of the City's fire insurance carrier. The Tenant shall not destroy, deface, damage, impair, nor remove any part of the Premises or facilities, equipment or appurtenances thereto.

11.9 No Religious or Political Use. The Tenant shall not allow the Premises to be used for any religious or political purposes.

11.10 No Fees. The Tenant shall not charge a fee to any staff, or other invitee for use of, or access to, the Premises.

11.11 Required Permits. For any activity which the Tenant desires to conduct on the Premises in which a license or permit is required, said license or permit must be obtained by the Tenant prior to using the Premises for such activity. The City's Department of Fleet and Facility Management must be notified of any such license or permit. Failure to obtain a required license or permit shall constitute a breach of the terms of this Lease. The Tenant acknowledges that this Lease shall not act as a substitute for any permit that may be required.

11.12 Non-Discrimination. The Tenant agrees that the Tenant shall (a) not discriminate on the basis of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual

orientation, marital status, parental status, military-discharge status, or source of income in the use or occupancy of the Premises or any part thereof, and (b) not use the Premises for any religious or political activities.

11.13 Repairs for Tenant Negligence, Vandalism, or Misuse. The Tenant shall assume all responsibility for any repairs to the Premises necessitated by the negligence, vandalism, or misuse of the Premises or equipment therein by the Tenant's employees, invitees, agents, contractors or third parties. The Tenant may perform such repairs with service providers suitable to the City and at the Tenant's sole cost without further setoff or deduction from the City. In the event the Tenant is unwilling or unable to perform said repairs, the City may perform such repairs subject to full reimbursement to the the City by Tenant of all costs required for such repairs including, but not limited to, labor and material associated with such repairs.

11.14 No Other Rights. This Lease does not give the Tenant any other right with respect to the Premises. Any rights not specifically granted to the Tenant by and through this Lease are reserved exclusively to the City. Execution of this Lease does not obligate the City in any manner not specified in this Lease and the City shall not undertake any additional duties or services.

11.15 Security. The Tenant shall be responsible for securing all vehicles placed on the Premises. The City shall have no security responsibilities or liability for any stolen vehicles, vandalized vehicles, vehicles damaged by wind, hail or other natural elements, stolen personal property, or any accidents on the Premises arising from the use of the Premises by any party.

11.16 Full Liability. The Tenant assumes full legal and financial responsibility and liability for any and all use of the Premises by the Tenant and its staff, agents, or invitees, or any third parties entering the Premises.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above.

CITY:

CITY OF CHICAGO,
an Illinois municipal corporation and home rule unit of government

By:

TENANT:

BOARD OF EDUCATION OF THE CITY OF CHICAGO,
a body politic and corporate

By:

Approved as to Legal Form,

(sub)EXHIBIT 1

LEGAL DESCRIPTION

See Exhibit A to ordinance.