

**SECOND AGREEMENT TO RENEW LEASE FOR
SUITE 1820, 125 S. CLARK ST., CHICAGO, ILLINOIS, BETWEEN
BOARD OF EDUCATION OF THE CITY OF CHICAGO, AS LANDLORD,
AND MENTAL HEALTH ASSOCIATION OF GREATER CHICAGO, AS TENANT**

THIS SECOND AGREEMENT TO RENEW LEASE ("Second Renewal Agreement") is entered into as of the first day of May, 2009 (the "Effective Date"), between the **BOARD OF EDUCATION OF THE CITY OF CHICAGO** (the "Landlord"), and **MENTAL HEALTH ASSOCIATION OF GREATER CHICAGO** (the "Tenant").

RECITALS

A. Landlord is the owner of certain real estate located at 125 S. Clark Street, Chicago, Illinois, which is improved with a building ("Building");

B. The Landlord and the Tenant entered into that certain Lease Agreement dated May 25, 2001, for the lease of space known as Suite 1820 in the Building (the "Premises") for the period commencing May 1, 2001 and ending on April 30, 2006; as renewed by that certain Agreement to Renew Lease for a term commencing May 1, 2006 and ending April 30, 2009 (collectively, the "Lease Agreement").

C. The parties hereto desire to renew the Lease Agreement on the terms and conditions as set forth herein, and not otherwise.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein as though set forth in full, and for other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **DEFINED TERMS.** Unless otherwise provided herein, all capitalized terms shall have the meaning set forth in the Lease Agreement.
2. **GRANT/RENEWAL TERM.** Landlord hereby leases the Premises to Tenant, upon the terms and conditions hereinafter set forth, for an additional one (1) year period commencing as of the Effective Date and ending April 30, 2010 ("Second Renewal Term").
3. **BASE RENT FOR SECOND RENEWAL TERM.** The Base Rent for the Second Renewal Term shall be as follows:

<u>Year</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>
5/1/09 – 4/30/10	\$1,231.01	\$14,772.17

4. **ADDITIONAL RENT FOR SECOND RENEWAL TERM.** The Additional Rent for electricity for the Second Renewal Term shall be \$998.33 annually.

5. **EARLY TERMINATION RIGHT.** Tenant shall have the right to terminate this Lease Agreement at any time during the Second Renewal Term upon 30 days prior written notice to Landlord.

6. **OTHER LEASE TERMS.** Except as specifically amended herein, all other terms of the Lease Agreement shall remain in full force and effect during the Second Renewal Term.

IN WITNESS WHEREOF, the parties hereto have executed this Second Renewal Agreement as of the day and year first written above.

LANDLORD:
BOARD OF EDUCATION OF THE
CITY OF CHICAGO

By: Michael Scott

Name: Michael W. Scott

Title: President

Attest: Estela B. Beltran 6/5/09

Name: Estela Beltran

Title: Secretary

Board Report No.: 09-0422-0P5-1

Approved as to Legal Form:

Patrick J. Rocks
Patrick J. Rocks, General Counsel

TENANT:
MENTAL HEALTH ASSOCIATION OF
GREATER CHICAGO

By: Martha P. P.
Its: Executive Director

5/29/09