

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

THIS THIRD AGREEMENT TO RENEW LEASE ("Third Renewal Agreement") is made as of May 1, 2010 between the Board of Education of the City of Chicago, a body politic and corporate ("Landlord") and Mental Health Association of Greater Chicago, an Illinois not-for-profit corporation ("Tenant").

RECITALS

- A. On May 25, 2001, the parties entered into a Lease Agreement ("Original Lease") for Suite 1820 at 125 South Clark Street, Chicago, Illinois, as renewed by that certain Agreement to Renew Lease dated May 1, 2006 ("Renewal Agreement") as further renewed by that certain Second Agreement to Renew Lease dated March 1, 2009 ("Second Renewal Agreement"). The Original Lease, Renewal Agreement and Second Renewal Agreement collectively, shall be hereinafter referred to as the "Lease".
- B. The parties desire to enter into this Third Renewal Agreement to renew the Lease on the terms and conditions set forth below.

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 that the Lease is renewed as follows:

1. **TERM.** The Term of the Lease shall be renewed for a term commencing on May 1, 2010 and ending on April 30, 2011 ("Third Renewal Term").

2. **RENT.** The Rent for the Third Renewal Term shall be;

<u>Term</u>	<u>Rent per Square Foot</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
5/1/10 – 4/30/11	\$20.26	\$15, 215.26	\$1,267.93

3. **ADDITIONAL RENT.** During the Third Renewal Term, Tenant shall also pay for electricity at the annual rate of \$1,028.87, which constitutes a monthly charge of \$85.74

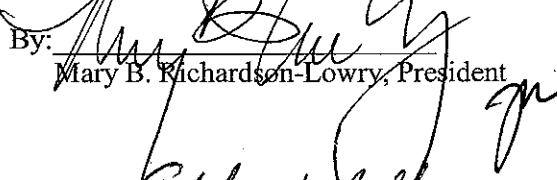
4. **DEFINED TERMS.** All of the defined terms used herein shall have the same meaning as in the Lease unless the context clearly requires a different meaning or connotation.

5. **OTHER LEASE TERMS.** Except as amended by this Third Renewal Agreement, all other terms and conditions of the Lease shall remain unchanged and continue in full force and effect during the Third Renewal Term and any extension or renewal thereof.

IN WITNESS WHEREOF, the parties have set their hands and seals to this Third Renewal Agreement as of the day and year first above written.

LANDLORD:

**BOARD OF EDUCATION OF THE
CITY OF CHICAGO**

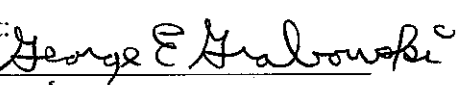
By: 
Mary B. Richardson-Lowry, President

Attest:  8/4/10
Estela G. Beltran, Secretary

TENANT:

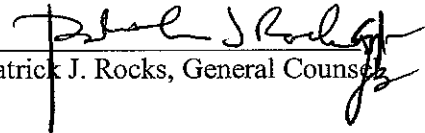
**MENTAL HEALTH ASSOCIATION OF GREATER
CHICAGO**

By: 
Its: Agent

Attest: George E. Galbowski
By: 
Its: Agent

Board Report No: 10-0526-OP3 - 1

Approved as to Legal Form:


Patrick J. Rocks, General Counsel