

MONTH-to-MONTH LEASE

This Lease, made this 24th day of August, 19 88 between
the Board of Education of the City of Chicago, 1819 W. Pershing Road, Chicago, IL 60609
(Name, Address, Zip Code)

known herein as Lessor, and Representative Monique Davis, known herein as Lessee.

WITNESSETH, that the Lessor in consideration of the agreements herein of Lessee, does hereby lease to Lessee the following described premises:

1234 W. 95th Street, Chicago, Illinois 60620 (County of Cook)

(Address, City, County, State)

to hold the same for ~~one month~~ from Oct. 1, 1988 thru Aug. 31, 1990, and so on from month-to-month until one of the parties shall give to the other one month's notice in writing of his intention to terminate the lease at the end of the following month, except that this Lease shall terminate on December 31, 1988. This contract will be unilaterally extended by the Lessee for the period of January 1, 1989 through June 30, 1990 upon reelection of the Lessee. All other terms and conditions of this contract shall remain the same during such extended term.

Lessee, in consideration of said leasing, agrees to pay Lessor as rent \$1,600 dollars per month, payable on the 1st day of each month and mailed to Dept. of Treasury (6W), (address as stated above)

(Address)
Payment for rent pursuant to the Lease shall be from sums appropriated to the General Assembly for such purposes. Obligations of the State shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly fails to appropriate or otherwise make available funds for this Lease.

The Lessor certifies that the owners, trust beneficiaries and shareholders having an interest in the leased premises are set forth in the following Disclosure Statement which is incorporated into this Lease by reference.

This Lease is subject to applicable constitutional and statutory provisions of the the State of Illinois.

The Lessor certifies that He/She has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the Lessor made an admission of guilt of such conduct which is a matter of record.

In Testimony Whereof, the parties have set their hands in duplicate the day and year above written.

Chicago Board of Education

Lessor

E9997-7109-001-36-600-5821
FEIN Number of Lessor

Representative

Lessee

REAL ESTATE LEASE DISCLOSURE STATEMENT

(This statement must be completed by the Lessor)

Disclosure of the following information is required by Illinois law (Ill. Rev. Stat. ch. 102, par. 3.1 and ch. 127, par 132.10-1 and 11-1). This lease may be declared void by the State if information is not provided. (If necessary, use separate sheet)

- I. State the name of each individual having a beneficial interest in the lease and each individual, who, together with his spouse or minor children, has a beneficial interest in the lease. (Applies to individuals, partnerships, and/or shareholders of corporations entitled to receive more than 7 1/2 % of the distributable income of the corporation.) If no readily known individual owns more than 7 1/2 % interest in such corporation, the requirements of this disclosure may be met by so stating below:

Lessor: Chicago Board of Education - No individual owns any interest

- II. For land trusts, state the name of every owner or beneficiary having an interest in the lease.

- III. Are any of the persons listed above elected or appointed officials, employees of the State or the spouse or minor child of same?

☒ No ☐ Yes If "Yes", explain employment and/or relationship.

- IV. I, Frank W. Gardner, state on oath or affirm that I am
(Title) President for/of (firm/name) Chicago Board of Education

I have been authorized by (name/title) Board Report #88-0824-RE5 to execute a lease of the subject property and to commit to all described covenants, and that the disclosure made above is true and correct to the best of my knowledge. I will provide any additional documentation requested by the State of Illinois. I certify that the disclosure made above is correct to the best of my knowledge.

State of Illinois

County of Cook

) SS

Signature

Date

Attestation (name/title)

Date

Seal

I, (Notary) Ernestine Gibson, certify that on November 9,
19 88, FRANK W. Gardner + Thomas J. Conroy personally appeared before me and swore or affirmed
that They signed this document as (Title) President and Secretary
for/of (firm/name), The Chicago Board of Education, and that the information provided was
true and correct.

Notary Public

Notary Seal

Commission Expires April 5, 1990

LEASE AGREEMENT
BETWEEN THE
BOARD OF EDUCATION OF THE CITY OF CHICAGO
AND

STATE REPRESENTATIVE MONIQUE DAVIS

PREMISES

The Former District 16 Office
1234 W. 95th Street

004
TERM: September 1, 1988 - August 31, 1990

THIS INDENTURE, made and entered into this 24th day of August, 1988, by and between the BOARD OF EDUCATION OF THE CITY OF CHICAGO, a body politic and corporate, party of the first part (hereinafter sometimes designated as "Lessor") and State Representative Monique Davis, party of the second part, (hereinafter sometimes designated as "Lessee").

W I T N E S S E T H:

ARTICLE ONE

Premises

The Lessor, for and in consideration of the payment of rent as hereinafter set forth and the covenants and agreements, provisions and conditions herein contained on the part of the Lessee, to be paid, kept, performed and fulfilled, has demised and leased and does by these Presents demise and lease unto the Lessee the following described real estate lying and being in the City of Chicago, County of Cook and State of Illinois, to-wit:

The former District 16 Office Building and grounds commonly known as 1234 W. 95th Street, Chicago, Illinois, more particularly described as:

Lots 25, 26, 27 and 28 (except the South 14 feet thereof taken for widening of West 95th street) in Block 40 in Cremin and Brennan's Fairview Park Subdivision of part of the South half of Section 5, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

ARTICLE TWO

Term

TO HAVE AND TO HOLD the above described premises, with all the rights, privileges, easements and appurtenances thereunto attaching and belonging, unto the Lessee for and during the term of two (2) years commencing on the first (1st) day of September 1988 and, ending on the thirty-first (31st) day of August, 1990, unless sooner terminated as herein set forth.

ARTICLE THREE

Rent

In consideration of the leasing of the premises aforesaid, the Lessee covenants and agrees to pay to the Lessor, rent for the said premises as follows, to-wit:

To pay to the Lessor at the office of its Department of Treasury, or its successor, as rent for said premises for the period commencing September 1, 1988 and ending August 31, 1990, the sum of Nineteen Thousand Two Hundred Dollars (\$19,200.00) annually, payable in monthly installments of One Thousand Six Hundred Dollars (\$1,600.00).

Said rent, however, shall be abated until the premises are suitable for occupancy as an office. If rent is occupancy shall be mutually agreed upon by Lessor and Lessee. If rent is

Said Rent shall be due and payable in advance on the first day of each and every month of said term. It is agreed by the parties hereto that the time of each and all of such rent payments and all other payments hereunder is of the essence of this Lease Agreement. *abated for part of a month. M.D. NBS*

ARTICLE FOUR

Taxes and Assessments

(Section 4.1) As a further consideration for the leasing aforesaid, the Lessee further covenants, promises and agrees to bear, pay and discharge (in addition to the rents specified) all water supply rates, sewer service, taxes, charges for revenue and otherwise, assessments and levies, general and special, ordinary and extraordinary, of every name, nature and kind whatsoever, which may be taxed, charged, assessed, levied or imposed upon the leasehold estate hereby created and upon the reversionary estate in said premises during the term of this lease. *Such taxes and assessments shall be prorated to the date on which the Lessee takes occupancy of the premises. M.D. NBS*

And it is further understood, covenanted and agreed by and between the parties hereto that all of said water supply rates, sewer service, taxes, assessments and other impositions shall be paid by said Lessee before they shall respectively become delinquent, sale of forfeiture of said demised premises or any part thereof, and within adequate time to prevent the appointment of a receiver for nonpayment of any of said taxes on said premises or any part thereof.

(Section 4.2) Lessee further covenants and agrees to obtain and deliver to the Lessor at the place where the rent shall at such time be payable, and within sixty (60) days after such taxes, assessments and impositions would be, if unpaid, increased by and interest, penalty of costs, official original receipts or photostatic copies thereof of the payment of all said taxes and assessments and other impositions on said premises, of every kind and nature whatsoever. Copies of said payments shall be sent by May 1st and October 1st of each year to the Department of Real Estate Management, Chicago Board of Education, 1819 W. Pershing Road - 6W(c), Chicago, Illinois 60609.

(Section 4.3) It is further covenanted and agreed that the Lessors shall, at its option, have the right at all time during the said demised term to pay any taxes, assessment, water rates, governmental and administrative fees and other charges or impositions (without inquiring into the validity thereof) upon or against said premises, or any part thereof, or interest therein, remaining unpaid after the same shall have become due and payable; and the Lessor shall have the further right to pay, cancel and clear off all tax sales, liens, charges and claims upon or against said demised land, or any part thereof, or the improvements at any time situated thereon, and to redeem said demised land and the improvements at any time situated thereon, from the same or any of them, from time to time, and that the amounts so paid, including reasonable expenses, shall be so much additional rent due from the Lessee at the next rent payment date after any such payment, with interest at the rate of ^{ten} ~~fourteen~~ per cent ^{M.D.} ~~(14%)~~ ¹⁰⁵ per annum from the date of the payment thereof by the Lessor until the repayment thereof to the Lessor by the Lessee.

(Section 4.4) It is understood that nothing herein contained shall be construed to impair or prejudice the rights of the Lessee in good faith to contest to final judgment or decree in courts of last resort the payment of any tax, assessment, lien, imposition, levy or charge which may be levied or imposed upon said land or improvements, leasehold estate created hereby or otherwise provided, however, that said Lessee, prior to the date when said tax, assessment, lien, imposition, levy or charge would be payable if not contested gives notice in writing to the said Lessor of its intention to contest said tax, assessment, lien, imposition, levy or charge, and shall deposit with the Lessor cash or marketable securities satisfactory to the Lessor in an amount equal to the amount of such tax assessment, lien, imposition or charge so contested,

which security shall be held by the Lessor until said premises shall be relieved and discharge from any such tax, assessment, lien, imposition, levy or charge and shall thereupon be returned by the Lessor to the Lessee, less the amount of any loss, cost damage and expense, including reasonable attorney's fees that the Lessor may sustain in connection with the tax, assessment, lien, imposition, levy or charge so contested and it is agreed that pending any such legal proceedings the Lessor shall not have the right to pay, remove or discharge the tax assessment, lien, imposition, levy or charge so contested.

The Office of State Representative is tax exempt and shall furnish the Lessor with a copy of its tax exempt status 15 days after execution of this Lease.

ARTICLE FIVE

Use and Care of Premises

(Section 5.1) As a further consideration for the leasing aforesaid, the Lessor hereby further covenants and agrees that the Lessee may use and occupy said premises as the offices for the State Representative of the 36th District.

(Section 5.2) As a further consideration for the leasing aforesaid, the Lessor hereby further covenants and agrees to and with the Lessor that neither said demised land nor any building or buildings at any time situated thereon, nor any part or portion of said building or buildings, shall be used for any purpose in violation of the laws of the United States of America, the State of Illinois, the ordinances (including the zoning ordinances) of the City of Chicago or the rules or regulations of any other governmental body within whose territorial jurisdiction said demised land and building lies.

(Section 5.3) Lessee shall not permit any unlawful or immoral practice to be carried on in the leased premises by Lessee or by any other person, nor permit the leased premises to be used for any purpose that will injure the reputation of the leased premises or will increase the Lessor's rate of insurance therein, or for any purpose other than specified. The Lessee shall not permit alcoholic beverages to be used, sold or stored on said leased premises at anytime nor permit any person to be in an intoxicated condition in

or about the leased premises and shall not cause or permit to be caused any disturbance in or about the leased premises.

(Section 5.4) The Lessee further covenants and agrees with the Lessor that neither the Lessor nor its agents and servants shall be liable for any damage, loss or injury, to the Lessee or to any person claiming through Lessee (nor shall rent be abated) for injury to person or damage to or loss of property wherever located from any cause. This provision includes particularly but not exclusively all claims arising from any act, omission or neglect of Lessor or its agents and servants, all claims for any such damage or injury being hereby expressly waived by Lessee.

(Section 5.5) ~~Lessee has examined said leased premises and acknowledges that Lessee is satisfied with the present physical condition of said leased premises and that neither Lessor nor Lessor's agents have made any representations or promises concerning the physical condition of the leased premises, and~~ Lessee agrees to keep said leased premises in its current condition or better throughout the term of the lease, and that at the expiration of the lease said premises will be turned over to Lessor in the same condition or better as received. Lessee shall keep the premises free of all debris, bottles and trash at all times throughout the term of the Lease at the sole expense of the Lessee. *The Lessor shall deliver premises to Lessee with a fully operational furnace + air conditioning system.* M.D. NPS

(Section 5.6) The Lessee further covenants and agrees to make, at its own expense, all repairs to said premises required by any lawful authority or made necessary by the act or neglect of any person or corporation except that Lessee shall not be required to make repairs to said leased premises which result from the Lessor's use of the premises. *Lessor, however, shall be responsible for all structural repairs, including repairs to roof, walls, heating, A/C plants, + electrical systems. Should Lessor fail to make* M.D. NPS
The Lessor is to have the right to inspection at any time for the purpose of examining the condition of the premises, *provided reasonable advance notice is provided to Lessee.* several repairs, Lessee shall have the option to terminate the Lease on ten (10) days written notice.

~~Lessee further covenants and agrees that Lessee shall provide security at all times on said premises throughout the term of the Lease.~~ M.D. NPS

ARTICLE SIX

Insurance

(Section 6.1) Lessee further agrees that it will at all times during the term hereof, at its sole cost and expense, carry and maintain, for the benefit of Lessor, Lessor's agents and Lessee, comprehensive general public liability insurance against claims for personal injury, sickness or disease, including death and property damage, in, on or about the demised premises, ~~or in, on or about the streets, sidewalks or premises adjacent to the demised premises~~, such insurance to afford protection in such amounts as Lessor may, from time to time, require, but not less than \$2,000,000.00 (Two Million Dollars), in respect to each person, and to the limit of not less than \$2,000,000.00 in respect to any one occurrence causing bodily injury, personal injury or death, and to the limit of not less than \$2,000,000.00 (Two Million Dollars), in respect to property damage. M.D.
1/15

(Section 6.2) Lessee shall furnish Lessor with a certificate or certificates of all insurance policies required to be procured by Lessee under this Lease within fifteen (15) days after execution of this Lease. All such insurance shall be procured from a responsible insurance company or companies satisfactory to Lessor, and authorized to do business in the State of Illinois and may, with Lessor's prior written consent, be obtained by Lessee by endorsement on its blanket insurance policies. All such policies shall provide that the same may not be cancelled or altered except upon fifteen (15) days' prior written notice to Lessor and shall specifically name Lessor as an insured party. Certificates of Insurance shall be sent to the Department of Real Estate Chicago Board of Education, 1819 W. Pershing Road - 6W(c), Chicago, Illinois 60609.

(Section 6.3) Lessee further agrees and covenants that it will at all times during the term hereby demised and at its own expense keep the school building demised herewith insured against loss by fire, lightning, extended coverage and catastrophic events in any amount equal to the actual cash value of said building and contents thereof, with companies authorized to do business in the State of Illinois. The policies shall provide for losses to be adjusted with Lessor and Lessee, as their interests may appear. Lessee shall have no claim to the insurance proceeds.

ARTICLE SEVEN

Registration of Place and Person for Serving Notices

The address designated by the Lessor for the receipt of any notice, declaration or demand to be given under and pursuant to the provisions of this lease is 1819 W. Pershing Road - 6W(n), Chicago, Illinois, 60609, and the address now designated by the Lessee for like purpose is 9449 S. Ashland Avenue, Chicago, Illinois 60620.

The person now designated to receive such notices, declarations and demands for the Lessor shall be Barbara A. Peck, Chief Financial Officer, or her successor, and for the Lessee, State Representative Monique Davis.

The Lessor or Lessee may from time to time change the designated person and address so furnished under the provisions of this Article, by giving written notice of said change to the Lessor or Lessee (as the case may be) at the place for giving of notices as hereinbefore provided.

ARTICLE EIGHT

Manner of Serving Notices

In every case where under any of the provisions of this lease, or in the opinion of either the Lessor or Lessee or otherwise, it shall or may become necessary or desirable to make, give or serve any declaration, demand or notice of any kind or character, or for any purpose whatsoever, or to deliver any copies of instruments, of assignments or other instruments or documents of any kind, it shall be sufficient:

Either (1) to deliver, or cause to be delivered, a copy of any such declaration, demand, copy or notice to the Lessor or to the Lessee, as the case may be, by serving the same upon the party designated to receive such demand or notice as in Article Six hereof is provided; and or

(2) to send, or cause to be sent a copy of such declaration, demand, copy or notice by registered mail (postage prepaid) property addressed to the Lessor or the Lessee (as the case may be) upon the person and at such address as the parties hereto may have heretofore furnished to the other party in writing for the declared and express purpose of receiving notices.

All declarations or notices to or demands upon the Lessor or Lessee, are hereby required to be in writing; and in any case the declaration, demand or notice, or copy thereof, may be signed and made, given or served in person or by an agent, attorney or servant.

And in each and every case such service, in any of the modes above provided, of any declaration, demand or notice shall be sufficient and be held effectual for all purposes, and no other or further declaration, demand or notice or method or manner of giving, service or delivering the same shall be required.

ARTICLE NINE

Assignment of Lease

(Section 9.1) It is expressly covenanted and agreed by and between the Lessor and the Lessee that the Lessee shall not assign, transfer, set over or convey, in whole or in part, or otherwise, or by any act or deed cause to be assigned, transferred, set over or conveyed, in whole or in part, its interest and estate in said demised land and building, or any part thereof, or in the building or buildings, improvements or improvements at any time situated thereon or in this Lease.

(Section 9.2) It is further covenanted and agreed by the parties hereto that the Lessee not then being in default of any of the terms, provisions, covenants and conditions of this Lease on its part to be kept, observed and performed shall have the right to sub-let said premises, or any part thereof, for the use provided herein, with prior consent by the Lessor. Lessee shall provide Lessor with a copy of said sub-lease within 15 days of execution and tender all receipts in excess of the rentals under Article Three to Lessor from sub-lease.

ARTICLE TEN
Re-entry Upon Default

(Section 10.1) The Lessee further covenants and agrees to and with the Lessor, that if default shall any time be made by the lessee, in the payment of the rent, or any part thereof, when due as herein provided, and such default shall continue for ten (10) days after notice in writing thereof to the Lessee, or if default shall be made in any of the other covenants, agreements, conditions or undertakings herein contained, to be kept, observed and performed by the Lessee, and such default shall continue twenty (20) days after notice thereof in writing to the Lessee, it shall and may be lawful for the Lessor, at its election, to declare the said term ended, and the said demised land and all buildings then situated thereon, or any part thereof, either with or without process of law, to re-enter, and the Lessee and every other person occupying, in or upon the same, to expel, remove and put out, using such force as may be necessary in so doing, and the said demised land and all buildings then situated thereon again to repossess and enjoy as in its first and former state.

(Section 10.2) The Lessee hereby waives any demand for the possession of said premises other than the written notice of default hereinbefore provided for shall be given as provided in Article Eight.

ARTICLE ELEVEN
Indemnity of Lessor

The Lessee agrees to indemnify, defend and save the Board of Education, its agents and employees harmless against and from any and all loss, cost, expense (including reasonable attorneys' fees), liability, suits, claims, injuries, damages, fines, penalties or the like of any and every kind, nature and description whatsoever by or on behalf of any person or persons, firm or firms, corporation or corporations including those related to or in connection with the conduct and operation of Lessee's use of the premises arising from any breach or default of performance of any covenant or agreement on the Lessee's part to be performed pursuant to the terms of this Agreement; or arising from any alleged or actual act of negligence or neglect of the Lessee, the Lessee's employees, agents, contractors, licensees and/or guests; or arising from any accident, injury or damage resulting from, relating to, or arising in connection

with the conduct of the Lessee, the operation or possession of the premises by the Lessee (excepting therefrom injuries or damages arising from an act of negligence on the part of the Board of Education, its agents or employees), caused to any person, firm or corporation following delivery of possession of the premises to the Lessee to enable the Lessee to accomplish its work thereon and throughout the term of the agreement or the Lessee's occupancy, whichever is longer, in or about the premises; and from and against all costs, counsel fee expenses and/or liabilities incurred in or about any such claim or action or proceeding thereon. The Lessee agrees that the indemnification and hold harmless agreements contained herein shall apply to loss, cost, expense (including reasonable attorney's fees), liability, suits, claims, injuries, damages, fines, penalties and the like which accrue during the term of the agreement or the Lessee's occupancy of the premises regardless of when such claims, etc. are made.

ARTICLE TWELVE Covenants Against Liens

It is expressly covenanted and agreed by and between parties hereto that nothing in this lease contained shall authorize the Lessee to do any act which shall in any way encumber the title of the Lessor in and to said premises, nor shall the interest or estate of the Lessor therein be in any way subject to any claim by way of lien or encumbrance, whether claimed by operation of law, or by virtue of any express or implied contract by the said Lessee, and any claim to a lien upon said demised premises, arising from any act or omission of the Lessee, shall accrue only against the leasehold estate of the Lessee, and shall in all respect be subject to the paramount title and rights of the Lessor in and to said premises.

And the Lessee hereby expressly covenants and agrees that the Lessee will not enter into any contract with any person, firm or corporation for labor, services or material in connection with any building or improvement to be placed upon said demised land or to be rebuilt thereon, which contract involves an amount in excess of Five Hundred Dollars (\$500), unless it shall be stipulated in and be made a condition of such contract that no lien shall arise or be claimed on account of such contract or on account of any work done or material furnished under said contract as against the title or interest of the Lessor in

said premises, and unless it shall be stipulated and agreed in such contract that such person, firm or corporation entering into such contract shall by the terms thereof waive any and all right or claim to a lien upon the said demised premises, so far as the Lessor's interest therein is concerned, and that any lien which may arise or be claimed under such contract shall attach only to the leasehold interest of the Lessee in said demised premises; and the Lessee covenants and agrees that it will cause waivers of liens as against the interest of the Lessor in said demised premises to be duly executed by any person, firm or corporation furnishing labor, services, or material in or about the erection, remodeling or rebuilding of any such building, and will cause such waivers of liens to be furnished to the Lessor as soon as any such person, firm or corporation shall, respectively, enter upon the performance of such work or the furnishing of such material or services in all cases where in the absence of such waiver such person, firm or corporation might claim a lien upon the interest of the Lessor in said premises. *Nothing herein, however, shall be enforced against Lessee, provided the contracts Lessee enters are to satisfy its obligations under Section 5.4, 5.5 or 5.6 of the lease.*

ARTICLE THIRTEEN

Interest Upon Arrears

within five (5) days of the date M.D. NAS

It is further covenanted and agreed that each and every installment of rent accruing under the covenants of this lease, which shall not be paid ~~when~~ ^{ten M.D. NAS (10%) M.D. NAS} due, shall bear interest at the rate of ~~fourteen~~ ^{ten M.D. NAS (10%) M.D. NAS} percent (14%) per annum from the day when the same is payable under the terms due or payable to the Lessor under this lease, including all moneys expended by the Lessor and required to be reimbursed to the Lessor by the Lessee, pursuant to the provisions of this lease or on account of any default by the Lessee in the performance or observance of any of the covenants of this lease, shall in like manner bear interest from the respective dates when the same shall be advanced or paid by the Lessor at the rate of ~~fourteen~~ ^{ten M.D. NAS (10%) M.D. NAS} percent (14%) per annum until the same shall be repaid by the Lessee to the Lessor, and all sums so advanced or paid by the Lessor shall become additional rent under the terms of this lease and shall become due and payable with the installment of rent falling due under the terms of this lease next after the date of the advance or payment of said sum by the Lessor.

10% M.D. NAS

ARTICLE FOURTEEN

Condemnation Zoning Change

If, during the term of this lease or any extension thereof, (i) all or a part of the premises shall be taken for any public or quasi-public use under any governmental law, ordinance or regulation or by right of eminent domain, or shall be sold to a condemning authority under threat of condemnation, or (ii) if a portion of the leased premises is so taken or sold so that the remaining portion of the leased premises cannot, after restoration, be economically used by Lessee for the purpose intended, then this lease, shall automatically terminate and the rent and additional rent shall be abated during the unexpired portion of this lease, effective as of the date of taking or zoning change, as the case may be.

ARTICLE FIFTEEN

Surrender Upon Termination

The Lessee covenants and agrees to and with the Lessor that, upon termination of this lease by forfeiture, lapse of time or otherwise, the Lessee shall at once surrender and deliver up to the Lessor said demised land and building (subject to ordinary wear and tear, fire and other casualty), said premises shall belong to the Lessor, and that no compensation shall be allowed or paid to the Lessee.

ARTICLE SIXTEEN

Willfully Holding Over

If the Lessee, or any person who possesses the premises by, from or under, or by collusion with the Lessee, willfully holds over the premises, after expiration of this Lease and a demand made in writing for the possession thereof by the Lessor, the person so holding over shall pay to Lessor for the time of possession at the rate of Two Hundred Dollars (\$200.00) per day to be recovered by a civil action.

Holding Over After Notice

If Lessee gives notice of intent to quit the premises which are held at the time of said notice, and does not accordingly deliver up possession thereof, Lessee shall pay to Lessor the sum of Two Hundred Dollars (\$200.00) per day of holding over, otherwise due to be collected in the same manner as the rent should have been collected.

ARTICLE SEVENTEEN

Mechanics' Liens

It is hereby covenanted, stipulated and agreed by and between the parties hereto, that there shall, during the said demised term, be no mechanics' liens or material men's liens nor claims which might ripen into such liens, upon said demised land, and that in case of any such liens, or claims that might ripen into such liens, the Lessee must pay off the same; provided, however, that Lessee shall at all times have the right, in its sole and uncontrolled discretion, to contest the validity of any such claim for the lien which may be asserted; and that if default in payment thereof shall continue thirty (30) days after written notice by the said Lessor, to the Lessee, of their existence, the said Lessor, shall have the right and privilege, at its option, to pay off the same or any portion of the same, and the amount so paid, including expenses, costs and attorneys' fees, shall at the option of the said Lessor, be so much additional rent due from said Lessee at the next rent date after any and each such payment, with interest thereon at the Lease Interest Rate per annum; or the said Lessor may, at its option (and the right and privilege to it is hereby expressly given and granted), if said default continue ninety (90) days after written notice as aforesaid, to declare this lease terminated, and upon termination of this lease, at the option of the Lessor, on account of any mechanics' liens, as aforesaid, said demised premises are hereby declared to be and become immediately forfeited to the Lessor without any compensation whatever to the Lessee and the Lessor shall have full right and privilege (which right and privilege is hereby expressly given and granted) to enter upon said demised premises and take possession thereof.

It is further agreed, and notice is hereby given, that no mechanics' or other liens shall, in any way, manner or degree, affect the claim of the Lessor in and to or attach to its rights in said demised premises, and that nothing in this provision contained shall impair or prejudice the right of the Lessee in good faith to contest to final judgment or decree in courts of last resort any such claims or liens of any kind, provided, however, that said Lessee shall, within ten (10) days of the service upon it of written notice by the Lessor of the existence of such liens or claims, service notice in writing of said Lessor of such liens or claims, service notice in writing of said Lessor of its intention to contest said liens or claims in good faith, as aforesaid, and upon which grounds the said contest in each instance is to be made.

ARTICLE EIGHTEEN

Maintenance of Premises

(Section 18.1) Lessee agrees to take good care of the demised premises and of the improvements at any time situated thereon and keep same and all parts thereof, in good order, condition and repair, suffering no waste or injury. Lessee shall, at its sole cost and expense, promptly make all necessary repairs in and to any improvements hereafter located on the demised premises. *Lessor, however, shall be responsible for all structural repairs, including repairs to roofs, walls, heating, A/C, plumbing + electrical systems.*

(Section 18.2) The Lessee further covenants and agrees that it will not commit, permit or suffer any waste of, upon, to or about said leased premises nor do or permit to be done anything tending to injure the same or to impair or diminish the value thereof. All responsibility for heating and lighting is to be borne by the Lessee. *M. D. NAB*

(Section 18.3) Lessee covenants and agrees to hold Lessor harmless and indemnified at all times against any loss, liability, damage, cost or expense, including reasonable attorneys' fees, by reasons of any accident, loss or damage resulting to persons or property from any use which may be made of the demised premises or any improvements or equipment at any time situated thereon or by reason of or growing out of any act or thing done or omitted to be done upon the demised premises or in any improvement or equipment at any time situated thereon. — *except if said loss is caused by Lessor's negligence or contributory actions or misconduct.* *M. E*

ARTICLE NINETEEN

Alterations and Improvements

Lessee shall not at any time during the term of this Lease, or any extensions thereof, make any alterations, addition or improvement to the demised premises or any improvements located thereon without in each instance, the prior written consent of Lessor. Any alteration, addition or improvement by Lessee hereunder shall be done in a good and workmanlike manner in compliance with any applicable governmental law, statute, ordinance or regulation.

All alterations, additions and improvements put in at the expense of Lessee shall become the property of the Lessor and shall remain upon and be surrendered with the demised premises as a part thereof at the termination of this Lease.

ARTICLE TWENTY

Inspection of Premises

Lessee agrees to permit Lessor and any authorized representatives of Lessor, to enter the demised premises at all reasonable times during business hours for the purpose of inspecting the same. Any such inspections shall be solely for Lessor's purposes and may not be relied upon by Lessee or any other person.

ARTICLE TWENTY-ONE

Remedies Cumulative - Waiver Not to be Inferred

No remedy herein or otherwise conferred upon, or reserved to the Lessor shall be considered exclusive of any other remedy, but the same shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, or in equity or by statute; and every power and remedy given by this lease to the Lessor may be exercised from time to time and as often as occasion may arise or as may be deemed expedient. No delay or omission of the Lessor to exercise any right or power arising from any default shall impair any such right or power, or shall be constructed to be a waiver of any such default, or an acquiescence therein.

No waiver of any breach of any of the covenants of this lease shall be construed, taken or held to be a waiver of any other breach, or waiver or acquiescence in or consent to any further or succeeding breach of the same covenant.

Neither the rights herein given to receive, collect, sue for or distrain for any rent or rents, moneys, or payments or to enforce any of the terms, provisions and conditions of this lease, or to prevent the breach or non-observance thereof, nor the exercise of any such right, or of any other right or remedy hereunder, or otherwise granted or arising, shall in any way affect or impair the right or power of the Lessor to declared the term hereby granted, ended, and to terminate this lease, as herein provided, because of any default in, or breach of, any of the covenants, provisions or conditions of this lease.

It is further covenanted and agreed that none of the covenants terms or conditions of this lease to be kept, observed or performed by the Lessee, shall, in any manner, be altered, waived, modified or changed or abandoned, except by a written instrument duly signed, acknowledged and delivered to by the Lessor, pursuant to resolution adopted by the governing body of the Lessor, and not otherwise, and no act or acts, omission or omissions or series of acts or omissions, or waiver, acquiescence or forgiveness by the Lessor, and not otherwise, and no act or acts, omission or omissions or series of acts or omissions, or waiver, acquiescence or forgiveness by the Lessor as to any failure or performance, either in whole or in part, or the Lessee, of any of the covenants, terms or conditions of this lease, shall be deemed or construed to be a waiver by the Lessor of the right at all times in the future to insist upon the full and complete performance by the Lessee of each and all the foregoing covenants, terms and conditions thereafter to be performed according to the provisions of this lease in the same manner and to the same extent as the same are above covenanted to be performed by the Lessee.

In case the Lessor shall have proceeded to enforce any right under this indenture by entry, suit or otherwise, and such proceeding shall have been discontinued or abandoned because of a waiver, settlement or for any other reason (or shall have been determined adversely to the Lessor), then and in every such case the Lessor shall be restored to its former position and rights hereunder in respect of said premises, and all rights, remedies and powers of the Lessor shall continue as though no such proceeding had been taken.

It is further covenanted and agreed by and between the parties hereto that all covenants, agreements, conditions and undertakings in this lease contained shall extend to and be binding upon the successors and/or legal representatives of the respective parties hereto the same as if they were in every case named and expressed, and that same shall be construed as covenants running with the land, and wherever in this lease reference is made to either the Lessor or Lessee, such reference shall be held to include and apply to, wherever and whenever applicable, the successors and/or legal representatives of the Lessor or Lessee, as the case may be, the same as if each and every instance it was so expressed.

WITNESS, the due execution hereof, on the day and date first above written.

BOARD OF EDUCATION OF THE CITY OF CHICAGO

By: Frank W. Gardner President

Attest: Thomas J. Donovan Secretary

STATE REPRESENTATIVE MONIQUE DAVIS

By: Monique Davis

Attest: _____

Board Report: 88-0824-RE5

Dated: August 24, 1988

Approved as to Legal Form:

Patricia J. Whitten
Attorney, Board of Education
of the City of Chicago

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Ernestine Gibson, a Notary Public in and for said State and County, do hereby certify that FRANK GARDNER, President of the Board of Education of the City of Chicago, and THOMAS J. CORCORAN, Secretary of said Board personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledge that they signed, sealed (with the corporate seal of said Board), acknowledged and delivered the said instrument as their free and voluntary acts as such President and Secretary, Respectively, and as the free and voluntary act of said Board of Education of the City of Chicago for the uses and purposes therein set forth.

GIVEN under my Hand and Notarial Seal this 12th day of October, A.D. 1988.

Ernestine Gibson
Notary Public

My commission expires, April 5 1990

Corporation Jurat

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Ernestine Gibson, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Monique Davis, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal the 7th day of October, A.D. 1988.

Ernestine Gibson
Notary Public

My commission expires, April 5 1990

SUPPLEMENTAL LEASE AGREEMENT
BETWEEN
THE BOARD OF EDUCATION OF THE CITY OF CHICAGO
AND
STATE REPRESENTATIVE MONIQUE DAVIS

PREMISES

1234 West 95th Street

Term: September 1, 1990 - August 31, 1992

SUPPLEMENTAL AGREEMENT

THIS INDENTURE, made and entered into this 19th Day of December, 1990 by and between **STATE REPRESENTATIVE MONIQUE DAVIS**, party of the first part (hereinafter designated Lessee) and the **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate, party of the second part (hereinafter designated Lessor),

WITNESSETH:

WHEREAS, by the certain indenture of lease dated the 24th day of August, 1988, the said party of the first part leased and demised to the party of the second part, for the term of two years, commencing October 1, 1988 and ending on the 31st day of August, 1990, the following described real estate situated in the City of Chicago, County of Cook and State of Illinois, to-wit:

The former District 16 Office building and site, commonly known as 1234 W. 95th Street, Chicago, Illinois.

reference to which said lease hereinafter designated as "said original lease" is hereby made for all matters therein contained; and

WHEREAS, on the 19th day of December, 1990, the Board of Education of the City of Chicago at a regular meeting adopted by a vote of not less than two-thirds of its full membership, Report No. 90-1219-RE9 authorized renewal of "said original lease" upon the same terms and conditions and embracing the changes and provisions hereinafter set forth;

NOW, THEREFORE, the parties hereto have mutually covenanted and agreed and do hereby mutually covenant and agree, each in consideration of the covenant and agreement of the other, as follows:

- FIRST:** that "said original lease" be hereby amended to read as follows, to-wit:
- TERM:** Two (2) years commencing September 1, 1990 to August 31, 1992
- RENT:** First Year: \$19,200 Annually - \$1,600 per month
Second Year: \$20,160 Annually - \$1,680 per month

SECOND: It is expressly understood and agreed by both parties hereto that the covenants, agreements, conditions and undertakings in the "said original lease" and this supplemental lease contained shall extend to and be binding upon the respective successors, heirs, administrators, representatives, agents, attorneys and assigns of both Lessee and Lessor and except as hereinbefore expressly changed, modified or qualified, "said original lease" shall stand and be in full force and effect, according to the terms as originally executed and delivered.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

BOARD OF EDUCATION OF THE CITY OF CHICAGO

By: Clinton Bristow Jr. President

Attest: Theresa J. Casanova Secretary

STATE REPRESENTATIVE MONIQUE DAVIS

By: Monique Davis

Attest: Rosie M. Purcell

Board Report: 90-1219-RE9

Dated: December 19, 1990

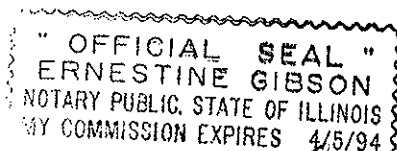
Approved as to Legal Form JHW

[Signature]
Attorney, Board of Education of
the City of Chicago

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Ernestine Gibson, a Notary Public in and for said State and County, do hereby certify that CLINTON BRISTOW, Jr., President of the Board of Education of the City of Chicago, and Thomas J. Corcoran, Secretary of said Board personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledge that they signed, sealed (with the corporate seal of said Board), acknowledged and delivered the said instrument as their free and voluntary acts as such President and Secretary, Respectively, and as the free and voluntary act of said Board of Education of the City of Chicago for the uses and purposes therein set forth.

GIVEN under my Hand and Notarial Seal this 22nd day of March, A.D. 1991.



Ernestine Gibson
Notary Public

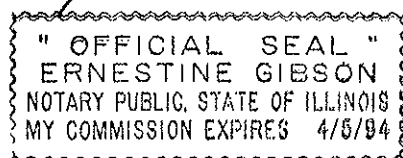
My commission expires, April 5 1994

Corporation Jurat

STATE OF ILLINOIS)
)SS
COUNTY OF COOK

I, Ernestine Gibson, a Notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that Monique Davis, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal the 20th day of February, A.D. 1991.



Ernestine Gibson
Notary Public

My commission expires, April 5 1994

SUPPLEMENTAL II LEASE AGREEMENT
FOR THE USE OF SPACE AT 1234 W. 95H STREET,
BETWEEN THE BOARD OF EDUCATION OF THE CITY OF CHICAGO
AND STATE REPRESENTATIVE MONIQUE DAVIS

Dated: June 23, 1993

SUPPLEMENTAL II LEASE AGREEMENT

THIS INDENTURE, made and entered into this 23rd day of June, 1993 by and between the **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate, (hereinafter designated Lessor) and **STATE REPRESENTATIVE MONIQUE DAVIS**, (hereinafter designated Lessee),

W I T N E S S E T H:

WHEREAS, by the certain indenture of lease dated the 24th day of August, 1988, Lessor leased and demised to Lessee, for the term of two years commencing on the 1st day of October, 1988 and expiring on the 31st day of August, 1990, the following described real estate situated in the City of Chicago, County of Cook and the State of Illinois, to wit:

The former District 16 Office building and site, commonly known as 1234 W. 95th Street, Chicago, Illinois.

reference to which said lease hereinafter designated as "said original lease" is hereby made for all matters therein contained; and

WHEREAS, by certain Supplemental I to said original lease, dated the 19th day of December, 1990, Lessor leased and demised to Lessee, for the term of two (2) years commencing the 1st day of September, 1990 and expiring on the 31st day of August, 1992, the above described real estate; and

WHEREAS, on the 23rd day of June, 1993, the Board of Education of the City of Chicago, at a regular meeting adopted by a vote of not less than two-thirds of its full membership, authorized a second renewal of "said original lease" upon the same terms and conditions and embracing the changes and provisions hereinafter set forth;

NOW, THEREFORE, the parties hereto have mutually covenanted and agreed and do hereby mutually covenant and agree, each in consideration of the covenant and agreement of the other, as follows:

FIRST: that "said original lease" be hereby amended to read as follows:

TERM: Two (2) years commencing September 1, 1992 through August 31, 1994.

RENT: 1st Year: \$15,581.00 Annually/\$1,298.00 per month
2nd Year: \$16,360.00 Annually/\$1,363.34 per month

USE, OPERATION & MAINTENANCE: Lessee shall use the premises for the offices of the State Representative of the 27th District. The Lessee is to operate and maintain the premises and keep same in first class condition. Lessee is responsible for heat, light, water, and maintenance of the building and equipment.

The Lessor is to have the right of inspection at any time for the purpose of examining the condition of the premises.

INSURANCE: Lessee will name the Lessor as an additional named insured under its comprehensive General Liability Policy. Coverage limits are \$3,000,000 for a combined single limit for both bodily injury and property damage.

A Certificate of Insurance is to be furnished to the Lessor with the provision that there will be no cancellation unless the Lessor receives 15 days' prior written notice.

HOLD HARMLESS: Lessee shall hold harmless Lessor with respect to any liability claim or demand incurred as Lessor of said demised premises.

TAXES AND ASSESSMENTS: The Lessee is to pay all water rates, taxes, leasehold taxes, charges for revenue assessments or levies of any nature which may be charged, taxed, assessed, levied or imposed on the demised premises.

OTHER CONDITIONS: Lessee shall not have the right to sublet said premises or any part hereof without prior written consent of the Lessor.

SECOND: Payment for rent pursuant to the Lease shall be from sums appropriated to the General Assembly for such purposes. Obligations of the State of Illinois shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly fails to appropriate or otherwise make available funds for this Lease.

The Lessor certifies that the owners, trust beneficiaries and shareholders having an interest in the leased premises are set forth in the following Disclosure Statement which is incorporated into this Lease by reference.

The Lessor certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the Lessor made an admission of guilt of such conduct which is a matter of record.

The Lessor certifies that it is not in default on an educational loan as provided in Public Act 85-827.

The Lessor certifies that it is not barred from being awarded a contract or subcontract under Section 10.1 of the Illinois Purchasing Act.

The Lessor certifies that it has not been barred from contracting with a unit of State or Local government as a result of a violation of Section 33E-3 or Section 33E-4 of the Criminal Code of 1961.

This lease is subject to the Environmental Barriers Act. Ill. Rev. Stat. (1989), Ch. 111 1/2, par 3711..et seq.

This lease is subject to applicable constitutional and statutory provisions of the State of Illinois.

THIRD: It is expressly understood and agreed by both parties hereto that the covenants, agreements, conditions and undertakings in the "said original lease" and this supplemental lease contained shall extend to and be binding upon the respective successors, heirs, administrators, representatives, agents, attorneys and assigns of both Lessee and Lessor and except as hereinbefore expressly changed, modified or qualified, "said original lease" shall stand and be in full force and effect, according to the terms as originally executed and delivered.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals.

LESSOR:

BOARD OF EDUCATION OF THE CITY OF CHICAGO

By: _____

Attest: _____

Date: _____

LESSEE:

STATE REPRESENTATIVE OF THE 27TH DISTRICT

MONIQUE DAVIS

Date: _____

Board Report: 93-0623-RE23

Dated: June 23, 1993

Approved as to Legal Form: *RLA*

[Signature] 6-28-93
Attorney, Board of Education
of the City of Chicago

CONTRACTOR FEDERAL TAXPAYER IDENTIFICATION NUMBER & LEGAL STATUS DISCLOSURE

Under penalties of perjury, I certify that 36 600 5821 is my correct Federal Taxpayer Identification Number. I am doing business as a (please check one):

- | | |
|--|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Real Estate Agent |
| <input type="checkbox"/> Sole Proprietorship | <input checked="" type="checkbox"/> Governmental Entity |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Tax Exempt Organization |
| <input type="checkbox"/> Corporation | (IRC 501 (a) only) |
| <input type="checkbox"/> Not-for-profit Corporation | <input type="checkbox"/> Trust or Estate |
| <input type="checkbox"/> Medical and Health Care Services Provider Corporation | |

Thomas J. Corcoran 6-28-93
 SIGNED Secretary DATE

REAL ESTATE LEASE DISCLOSURE STATEMENT

(This statement must be completed by the Lessor)

Disclosure of the following information is required by Illinois law (Ill. Rev. Stat. ch. 102, par. 3.1 and ch. 127, par 132.10-1 and 11-1). This lease may be declared void by the State if information is not provided. (If necessary, use separate sheet)

I. State the name of each individual having a beneficial interest in the lease and each individual, who, together with his spouse or minor children, has a beneficial interest in the lease. (Applies to individuals, partnerships, and/or shareholders of corporations entitled to receive more than 7 1/2 % of the distributable income of the corporation.) If no readily known individual owns more than 7 1/2 % interest in such corporation, the requirements of this disclosure may be met by so stating below:

None. No individuals have a beneficial interest in the lease.

II. For land trusts, state the name of every owner or beneficiary having an interest in the lease.

Not Applicable.

III. Are any of the persons listed above elected or appointed officials, employees of the State or the spouse or minor child of same? Not Applicable.

No Yes If "Yes", explain employment and/or relationship.

IV. I, SHARON GRANT, state on oath or affirm that I am (Title) President for ~~XX~~ (firm/name) Board of Education of the City of Chicago

I have been authorized by (name/title) Board of Education of the City of Chicago /Brd.Rprt.# 93-0623-RE23 to execute a lease of the subject property and to commit to all described covenants, and that the disclosure made above is true and correct to the best of my knowledge. I will provide any additional documentation requested by the State of Illinois. I certify that the disclosure made above is correct to the best of my knowledge.

State of Illinois)

County of Cook)

SS

Sharon Grant 6-28-93
 Signature Date
PRESIDENT P. SHARON GRANT 6-28-93
 Attestation (name/title) Date

Seal

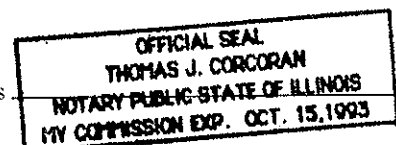
I, (Notary) THOMAS J. CORCORAN, certify that on 6-28-93,
 19 93, SHARON L GRANT personally appeared before me and swore or affirmed
 that SHE signed this document as (Title) President
 for/of (firm/name), Chgo Bd of Educ., and that the information provided was true and correct.

Thomas J. Corcoran
 Notary Public

Notary Seal

Commission Expires

(Revised 3-90)



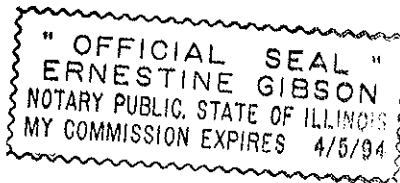
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Ernestine Gibson, a Notary Public in and for said State and County, do hereby certify that D. SHARON GRANT, President of the Board of Education of the City of Chicago, and THOMAS J. CORCORAN, Secretary of said Board personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledge that they signed, sealed (with the corporate seal of said Board), acknowledged and delivered the said instrument as their free and voluntary acts as such President and Secretary, respectively, and as the free and voluntary act of said Board of Education of the City of Chicago for the uses and purposes therein set forth.

GIVEN under my Hand and Notarial Seal this 28th day of June, A.D. 1993.

Ernestine Gibson
Notary Public

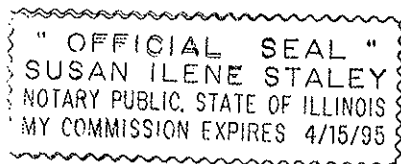
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, Susan Ilene Stacey, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Monique Davis, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and deed, personally and for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal the 29th day of June, A.D. 1993.

Susan Ilene Stacey
Notary Public



SUPPLEMENTAL III LEASE AGREEMENT

THIS INDENTURE, made and entered into as of this 1st day of September, 1994 by and between the **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate, (herein designated Lessor) and **STATE REPRESENTATIVE MONIQUE DAVIS**, (hereinafter designated Lessee),

WITNESSETH:

WHEREAS, by the certain indenture of lease dated the 24th day of August, 1988, Lessor leased and demised to Lessee, for the term of two years commencing on the 1st day of October, 1988 and expiring on the 31st day of August, 1990,

**The former District 16 Office building and site, commonly
known as 1234 West 95th Street, Chicago, Illinois.**

reference to which said lease hereinafter designated as "said original lease" is hereby made for all matters therein contained; and

WHEREAS, certain Supplemental I to said "original lease" dated on the 19th day of December 1990, Lessor leased and demised to Lessee, for the term of two (2) years commencing the 1st day of September, 1990 and expiring on the 31st day of August, 1992, the above described real estate; and,

WHEREAS, certain Supplemental II to said "original lease" dated on the 23rd day of June 1993, Lessor leased and demised to Lessee, for the term of two (2) years commencing the 1st day of September, 1992 and expiring the 31st day of August, 1994, the above described real estate;

NOW, THEREFORE, the parties hereto have mutually covenanted and agreed and do hereby mutually covenant and agree, each in consideration of the covenant and agreement of the other, as follows:

FIRST: that "said original lease" be hereby amended to read as follows:

TERM: September 1, 1994 through June 30, 1996.

RENT: September 1, 1994 through August 31, 1995: \$1,363.34/month
September 1, 1995 through December 31, 1995: \$1,431.51/month

**USE,
OPERATION &
MAINTENANCE:** Lessee shall use the premises for the offices of the State Representative of the 27th District. The Lessee is to operate and maintain the premises and keep same in first class condition. Lessee is responsible for heat, light, water, and maintenance of the building equipment.

The Lessor is to have the right of inspection at any time for the purpose of examining the condition of the premises.

INSURANCE:

Lessee will name the Lessor as an additional named insured under its comprehensive General Liability Policy. Coverage limits are \$3,000,000 for a combined single limit for both bodily injury and property damage.

A Certificate of Insurance is to be furnished to the Lessor with the provision that there will be no cancellation unless the Lessor receives 15 days' prior written notice.

**HOLD
HARMLESS:**

Lessee shall hold harmless Lessor with respect to any liability claim or demand incurred as Lessor of said demised premises.

**TAXES AND
ASSESSMENTS:**

~~The Lessee is to pay all water rates, taxes, leasehold taxes, charges for revenues assessments or levies of any nature which may be charged, taxed, assessed, levied or imposed on the demised premises.~~ M.S.

**OTHER
CONDITIONS:**

- 1) Lessee shall not have the right to sublet said premises or any part hereof without prior written consent of the Lessor.
- 2) Lessee acknowledges that the Lessor has the right to effectively market and sell the Property. Lessee shall cooperate with such marketing efforts by allowing, upon reasonable notice, and in a manner that does not materially effect the Lessee's operations, the Lessor's inspections of the property including inspections by potential purchasers accompanied by Lessor or Lessor's agent. During the period beginning 30 calendar days prior to any scheduled transfer of title and ending 10 calendar days after any transfer of title, the Lessor shall have the right to cancel this lease without penalty or payment of any kind to Lessee. Lessee shall have 45 calendar days after receipt of the notice of cancellation to vacate the Property. Rent shall be due and paid until the date of vacation.

SECOND: Payment for rent pursuant to the Lease shall be from sums appropriated to the General Assembly for such purposes. Obligations of the State of Illinois shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly fails to appropriate or otherwise make available funds for this Lease.

The Lessor certifies that the owners, trust beneficiaries and shareholders having an interest in the leased premises are set forth in the following Disclosure Statement which is incorporated into this Lease by reference.

The Lessor certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the Lessor made any admission to guilt of such conduct which is a matter of record.

The Lessor certifies that it is not barred from being awarded to a contract or subcontract under section 10.1 of the Illinois Purchasing Act.

The Lessor certifies that it has not been barred from contracting with a unit of State or Local government as a result of a violation of Section 33E-3 or Section 33E-4 of the Criminal code of 1961.

This lease is subject to the Environmental Barriers Act. Ill. Rev. Stat. (1989), Ch. 111 1/2, par 3711. .et seq.

This lease is subject to applicable constitutional and statutory provisions of the State of Illinois.

THIRD: It is expressly understood and agreed by both parties hereto that the covenants, agreements, conditions and undertakings in the "said original lease" and the supplemental lease contained shall extend to be binding upon the respective successors, heirs, administrators, representatives, agents, attorneys and assign of both Lessee and Lessor and except as hereinbefore expressly changed, modified or qualified, "said original lease" shall stand and be in full force and effect, according to the terms as originally executed and delivered.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals.

Each party this to Agreement, hereby acknowledges and agrees to grant the Inspector General of the Chicago School Finance Authority, upon request, full access to all information and personnel as may be deemed necessary in connection with investigations conducted pursuant to Section 34A-201.1 of the Chicago School Finance Authority Act.

LESSOR:
**BOARD OF EDUCATION OF
THE CITY OF CHICAGO**

By: Juan Sanjurjo Cruz
Juan Sanjurjo Cruz
Attest: Vice-President

Date: 6-28-95

Board Report 95-0628-RE
Date: June 28, 1995

Approved as to Legal Form

Patricia J. Whitten
Patricia J. Whitten Acting
Attorney for the Board of
Education of the City of Chicago
Date: 6/28/95

LESSEE:
**STATE REPRESENTATIVE OF THE
OF THE 27TH**

Monique Davis
MONIQUE DAVIS

Date: 6-27-95

CONTRACTORS FEDERAL TAXPAYER IDENTIFICATION NUMBER & LEGAL STATUS DISCLOSURE

Under penalties of perjury, I certify that 36 600 5821 is my correct Federal Taxpayer Identification Number. I am doing business as a (please check one):

- | | |
|---|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Tax-Exempt Hospital or Extended Care Facility |
| <input type="checkbox"/> Owner of Sole Proprietorship | <input type="checkbox"/> Corporation Providing or Billing Medical and/or Health Care Services |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Corporation NOT Providing or Billing Medical and/or Health Care Services |
| <input checked="" type="checkbox"/> Governmental Entity | <input type="checkbox"/> Nonresident Alien Individual |
| <input type="checkbox"/> Estate or Legal Trust | <input type="checkbox"/> Foreign Corporation, Partnership, Estate or Trust |
| <input type="checkbox"/> Other: _____ | |

Signature

Date

REAL ESTATE LEASE DISCLOSURE STATEMENT

(This statement must be completed by the Lessor)

Disclosure of the following information is required by Illinois Law (50 ILCS 105/3.1 and 30 ILCS 505/10.1 and 11.1). This lease may be declared void by the State if information is not provided. (If necessary, use separate sheet).

I. State the name of each individual having a beneficial interest in the lease and each individual, who, together with his spouse or minor children, has a beneficial interest in the lease. (Applies to individuals, partnerships, and/or shareholders of corporations entitled to receive more than 7 1/2% of the distributable income of the corporation.) If no readily known individual owns more than 7 1/2% interest in such corporation, the requirements may be met by so stating below:

None. No individuals have beneficial interest in the lease

II. For land trusts, state the name of every owner or beneficiary having an interest in the lease.

Not applicable

III. Are any of the persons listed above elected or appointed officials, employees of the State of Illinois or the spouse or minor child of same? Not applicable

☐ No ☐ Yes If "Yes", explain employment and/or relationship. _____

IV. I, Juan Sanjurjo Cruz, State on Oath or affirm that I am

(Title) Vice President for Board of Education of the City of Chicago 95-0628-RE05

I have been authorized by (name/title) Board of Education of the City of Chicago to execute a lease of the subject property and to commit to all described covenants, and that the disclosure made above is true and correct to the best of my knowledge. I will provide any additional documentation requested by the State of Illinois. I certify that the disclosure made above is correct to the best of my knowledge.

State of Illinois _____

SS

Signature

Date

County of Cook

Juan Sanjurjo Cruz Vice-President 6/28/95

Attestation (name/title)

Date

Seal

I, (Notary) Ernestine Gibson, certify that on June 28 19 95,

Juan Sanjurjo Cruz personally appeared before me and swore or affirmed that

he ☒ signed this document as (Title) Vice-President for/of

(firm/name), Board of Education of The City of Chicago, and that the information provided was true and correct.

Commission Expires

April 5, 1998

Notary Public

Notary Seal



GEORGE E. COLE
LEGAL FORMS
No. 810
September, 1975
WARRANTY DEED
JOINT TENANCY ILLINOIS STATUTORY
(Individual to Individual)
SEP 12 '79 10 36 AM

RECORDED FOR DEED
25141910
25141910
(The Above Space For Recorder's Use Only)

THE GRANTOR Herman J. Bey and Essie L. Bey, his wife and William McKinley and Beatrice McKinley, his wife of the City of Chicago County of Cook State of Illinois for and in consideration of Seven Thousand 00/xx DOLLARS. in hand paid, CONVEY and WARRANT to City of Chicago, in trust for the Board of Education, a municipal corporation (NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 25 and 26 (except part taken for street) in Block 40 in Cremin and Brennan's Fairview Park Subdivision of part of the South Half of Section 5, Township 37 North Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

OFFICIAL BUSINESS
GOVERNMENTAL AGENCY
NO CHARGE

OFFICIAL BUSINESS
GOVERNMENTAL AGENCY
NO CHARGE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

OFFICIAL BUSINESS
GOVERNMENTAL AGENCY
NO CHARGE

WITNESSED this 17th day of August 1979
Herman J. Bey (Seal) William McKinley (Seal)
Herman J. Bey William McKinley
Essie L. Bey (Seal) Beatrice McKinley (Seal)
Essie L. Bey Beatrice McKinley

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that Herman J. Bey, Essie L. Bey, his wife, William McKinley & Beatrice McKinley, his wife personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of August 1979

Commission expires 4/10/83 19 Beatrice Williams NOTARY PUBLIC

This instrument was prepared by Eugene Lieberman, 100 N. La Salle, Chicago, IL 60602 (NAME AND ADDRESS)

Section 4, Exempt under provisions of Paragraph B, Real Estate Transfer Tax Act.
9-11-79 Date
Buyer, Seller or Representative

10.00

Exempt under provisions of paragraph B, Sec. 209, 1-4 (B) of the Chicago Transaction Tax Ordinance

DOCUMENT NUMBER
25141910

mail to:
CHICAGO TITLE & TRUST CO.
111 W. WASHINGTON ST.
CHICAGO, ILLINOIS 60602
MARY MARTIN 0844 Zip 533
RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY: RECEIVED IN
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

June 28, 1995

State of Illinois
Springfield, Illinois

RE: Supplemental III Lease Agreement
dated September 1, 1994

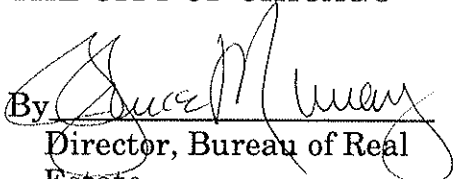
The parties hereunder acknowledge that this Letter Agreement amends and corrects certain dates within the above Lease Agreement, as follows:

Term: the date June 30, 1996 shall be December 31, 1996.


Rent: the date December 31, 1995 shall be December 31, 1996.

The corrections are in conformity with the Board of Education Report number 95-0628-RE5

LESSOR:
BOARD OF EDUCATION OF
THE CITY OF CHICAGO

By 
Director, Bureau of Real
Estate

LESSEE:
STATE REPRESENTATIVE OF
THE 27TH DISTRICT


Monique Davis

SUPPLEMENTAL IV LEASE AGREEMENT

THIS SUPPLEMENTAL IV LEASE AGREEMENT ("Supplemental IV") is made and entered into as of this 25 day of June, 1997 by and between the Chicago Reform Board of Trustees on behalf of the Board of Education of the City of Chicago, a body politic and corporate ("Lessor"), and State Representative Monique Davis, an individual ("Lessee").

WITNESSETH:

A. By the Lease Agreement ("Original Lease") between the Board of Education of the City of Chicago and State Representative Monique Davis, dated August 24, 1988, as modified by the Supplemental Lease Agreement ("Supplemental I"), dated December 19, 1990; and the Supplemental II Lease Agreement ("Supplemental II"), dated June 23, 1993; and the Supplemental III Lease Agreement ("Supplemental III"), dated September 1, 1994, (together known as the "Lease"), Lessor leased and demised to Lessee the following described real estate:

The former District 16 Office Building and Site, commonly known as 1234 West 95th Street, Chicago, Illinois.

B. Lessor and Lessee wish to extend the term of the Lease for one year.

C. Lessor wishes to update its addresses for notices and to incorporate into the Lease certain provisions of 105 ILCS 5/34 as well as its Indebtedness Policy and Ethics Code.

For and in consideration of the mutual promises and covenants set forth in the Lease and this Supplemental IV, the parties agree as follows:

First: That the Lease term and rent are hereby amended as follows:

Term: ~~Sept. 1, 1994~~ through June 30, 1997; and

Rent: \$1,431.51 per month

Second: That, pursuant to Original Lease Article 7, this shall be deemed Lessor's notice to Lessee of a change in designated person and address for notices. Notices to Lessor shall be sent to the following addresses:

Bureau of Real Estate
Board of Education of the City of Chicago
1819 West Pershing Road 6W(s)
Chicago, Illinois 60609

with a copy to: U.S. Equities Realty, Inc.
20 North Michigan Avenue, Suite 400
Chicago, Illinois 60602
Attn: Martin Stern

with a copy to: Law Department
Board of Education of the City of Chicago
1819 West Pershing Road 5E(n)
Chicago, Illinois 60609
Attn: Attorney

Third: That the following Lease Article 22 be added:

22.1. 105 ILCS 5/34 Provisions.

(a) This Lease is not legally binding on the Lessee 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 Board Members during the one-year period following expiration or other termination of their terms of office.

(b) Each party to this Lease hereby acknowledges that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago School Reform Board of Trustees has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

22.2. Board of Education Indebtedness Policy. The Board of Education Indebtedness Policy (95-0726-EX3), adopted July 26, 1995, and as amended on June 26, 1996 (96-0626-PO3), is hereby incorporated into and made part of this Lease as if fully set forth herein.

22.3. Board of Education Ethics Code. The Board of Education Ethics Code (95-0927-RU3), adopted September 27, 1995, and as amended (96-0327-PO7) on March 27, 1996, is hereby incorporated into and made part of this Lease as if fully set forth herein.

Unless herein modified, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental IV as of the day and year first above written.

Lessor:

Board of Education of the
City of Chicago

By: 

Name: Gerry Chico

Title: President

By: 

Name: Norma L. Tshako

Title: Secretary

Lessee:

State Representative
Monique Davis

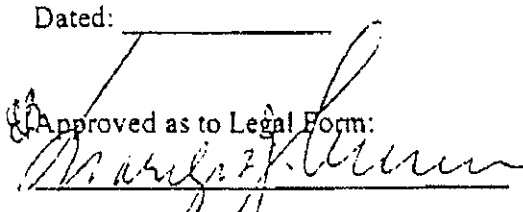
By: 

Name: Monique Davis

Authority: 97-0625 CP5

Dated: _____

Approved as to Legal Form:


Marilyn F. Johnson, Attorney for the
Board of Education of the City of Chicago

Date: 6/30/97

SUPPLEMENTAL V LEASE AGREEMENT

THIS SUPPLEMENTAL V LEASE AGREEMENT ("Supplemental V") is made and entered into as of this 13th day of JULY, 1997 by and between the **Chicago Reform Board of Trustees on behalf of the Board of Education of the City of Chicago**, a body politic and corporate ("Lessor"), and **State Representative Monique Davis**, an individual ("Lessee").

WITNESSETH:

A. By the Lease Agreement ("Original Lease") between the Board of Education of the City of Chicago and State Representative Monique Davis, dated August 24, 1988, as modified by the Supplemental Lease Agreement ("Supplemental I"), dated December 19, 1990; and the Supplemental II Lease Agreement ("Supplemental II"), dated June 23, 1993; the Supplemental III Lease Agreement ("Supplemental III"), dated September 1, 1994; and the Supplemental IV Lease Agreement ("Supplemental IV"), dated June 25, 1997 (together known as the "Lease"), Lessor leased and demised to Lessee the following described real estate:

The former District 16 Office Building and Site, commonly known as 1234 West 95th Street, Chicago, Illinois.

B. Lessor and Lessee wish to extend the term of the Lease for one year.

For and in consideration of the mutual promises and covenants set forth in the Lease and this Supplemental V, the parties agree as follows:

That the Lease term and rent are hereby amended as follows:

Term: July 1, 1997 through June 30, 1998; and

Rent: \$1,431.51 per month

Unless herein modified, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental V as of the day and year first above written.

Lessor:

**Board of Education of the
City of Chicago**

By: Avis LaVelle

Name: Avis LaVelle
Title: Trustee, Chicago Schl Reform
Board

By: Norma L. Tsuhako

Name: Norma L. Tsuhako
Title: Secretary

Lessee:

**State Representative
Monique Davis**

By: Monique Davis

Name: Monique Davis

Authority: 97-1022-OP3

Dated: October 22, 1997

Approved as to Legal Form: hu
Marilyn F. Johnson

Marilyn F. Johnson, Attorney for the
Board of Education of the City of Chicago

Date: Jan 6, 1998

Bureau of Real Estate
Chicago Public Schools
125 S. Clark Street 16th fl.
Chicago, Illinois 60603
(773) 553-2950 Fax (773) 553-2951

Chicago Public Schools

FACSIMILE

To: Bertha Doss

From: Anita Robinson *Anita*

Fax: 217.782.1795

Pages: 2

Phone: 217.782.0010

Date: October 27, 1998

Re: 1234 W. 95th Street

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

● Comments:

After speaking with you I found the most recent signed lease agreement. I was also informed that if the fiscal office requires a signed lease, they can send a letter indicating that upon signing of a lease all back rent will be paid in monthly installments. Agreement of this letter will be the decision of Ken McNeil.

Please direct all letters to Ken McNeil, Director of Real Estate. The total amount due is **\$4,626.75** and please keep in mind the attached lease agreement is no longer in effect. Any questions please call me at (773)553-2952.

SUPPLEMENTAL VI LEASE AGREEMENT

THIS SUPPLEMENTAL VI LEASE AGREEMENT ("Supplemental VI") is effective as of the 1st day of July, 1998 and is entered into by and between the Chicago School Reform Board of Trustees on behalf of the Board of Education of the City of Chicago, a body politic and corporate ("Lessor"), and State Representative Monique Davis, an individual ("Lessee").

RECITALS:

- A. By the Lease Agreement ("Original Lease") between the Board of Education of the City of Chicago and State Representative Monique Davis, dated August 24, 1988, as modified by Supplemental Lease Agreement, dated December 19, 1990; and Supplemental II Lease Agreement, dated June 23, 1993; Supplemental III Lease Agreement, dated September 1, 1994; Supplemental IV Lease Agreement, dated June 25, 1997, and Supplemental V Lease Agreement, dated July 1, 1997 (together known as the "Lease"), Lessor leased and demised to Lessee the following described real estate:

**The former District 16 Office Building and Site, commonly known
As 1234 West 95th Street, Chicago, Illinois.**

- B. Lessor and Lessee wish to extend the term of the Lease for two years.

NOW THEREFORE, for and in consideration of the mutual promises and covenants set forth in the Lease and this Supplemental VI, the parties agree as follows:

1. The Lease term and rent are hereby amended as follows:

Term: July 1, 1998 through June 30, 2000; and

Rent: \$1,490.00 per month

2. Either party shall have the right to terminate this Lease by giving the other party 60 days' written notice.
3. Except as expressly modified herein, all other terms and conditions of the Lease shall remain in full force and effect.

RECEIVED

JUN 24 1999

REAL ESTATE DIVISION

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental VI as of the day and year above first written.

Lessor:

Chicago School Reform Board of
Trustees, on behalf of the Board of
Education of the City of Chicago

By: T. Butt

Title: Trustee

Attest: Sharon Revello
Sharon Revello, Secretary

Board Report Number: 99-0224-OP3

Approved as to legal form: hw

Marilyn F. Johnson

Marilyn F. Johnson, Attorney for the
Board of Education of the City of Chicago

Lessee:

State Representative
Monique Davis

By: Monique Davis

Under penalties of perjury, I certify that 36-6005821 is my correct Federal Taxpayer Identification Number. I am doing business as a (please check one):

- ☐ Individual
☐ Owner of Sole Proprietorship
☐ Partnership
☒ Governmental Entity
☐ Estate or Legal Trust
☐ Other:
- ☐ Tax-Exempt Hospital or Extended Care Facility
☐ Corporation Providing or Billing Medical and/or Health Care Services
☐ Corporation NOT Providing or Billing Medical and/or Health Care Services
☐ Nonresident Alien Individual
☐ Foreign Corporation, Partnership, Estate or Trust

REAL ESTATE LEASE DISCLOSURE STATEMENT

(This statement must be completed by the Lessor)

Disclosure of the following information is required by Illinois Law (50 ILCS 105/3.1 and 30 ILCS 505/10.1 and 11.1). This lease may be declared void by the State if information is not provided. (If necessary, use separate sheet).

I. State the name of each individual having a beneficial interest in the lease and each individual, who, together with his spouse or minor children, has a beneficial interest in the lease. (Applies to individuals, partnerships, and/or shareholders of corporations entitled to receive more than 7 1/2% of the distributable income of the corporation.) If no readily known individual owns more than 7 1/2% interest in such corporation, the requirements may be met by so stating below:

NONE

II. For land trusts, state the name of every owner or beneficiary having an interest in the lease.

NONE

III. Are any of the persons listed above elected or appointed officials, employees of the State of Illinois or the spouse or minor child of same?

☐ No ☐ Yes If "Yes", explain employment and/or relationship.

IV. I, MARILYN F. JOHNSON, State on Oath or affirm that I am

(Title) Trustee Attorney for/of (firm/name) Chicago School Reform Board of Education

I have been authorized by (name/title) the Board of Education of the City of Chicago to execute a lease of the subject property and to commit to all described covenants, and that the disclosure made above is true and correct to the best of my knowledge. I will provide any additional documentation requested by the State of Illinois. I certify that the disclosure made above is correct to the best of my knowledge.

State of Illinois _____)

) SS

Signature

Trustee Attorney

Date

County of Cook _____)

Attestation (name/title)

Date

Seal

I, (Notary) Lori J. Woodman, certify that on June 17 19 99,

Marilyn F. Johnson personally appeared before me and swore or affirmed that

She signed this document as (Title) Attorney for/of

(firm/name) Board of Education of the City of Chicago, and that the information provided was true and correct.

OFFICIAL SEAL

LORI J. WOODMAN

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/28/01

Commission Expires July 17, 2001

SUPPLEMENTAL VII LEASE AGREEMENT

THIS SUPPLEMENTAL VII LEASE AGREEMENT ("Supplemental VII") is effective as of the 1st day of July, 2000 and is entered into by and between the Board of Education of the City of Chicago, a body politic and corporate ("Lessor"), and State Representative Monique Davis, an individual ("Lessee")

RECITALS

- A. By the Lease Agreement ("Original Lease") between the Board of Education of the City of Chicago and State Representative Monique Davis, dated August 24, 1988, as modified by Supplemental Lease Agreement, dated December 19, 1990; and Supplemental II Lease Agreement, dated June 23, 1993; Supplemental III Lease Agreement, dated September 1, 1994; Supplemental IV Lease Agreement, dated June 25, 1996; Supplemental V Lease Agreement, dated June 1, 1997 and Supplemental VI Lease Agreement, dated July 1, 1998 (together known as the "Lease"), Lessor leased and demised to Lessee the following described real estate:

The former District 16 Office Building and Site, commonly known as 1234 West 95th Street, Chicago, Illinois.

- B. Lessor and Lessee wish to extend the term of the Lease for two years.

NOW THEREFORE, for and in consideration of the mutual promises and covenants set forth in the Lease and this Supplemental VII, the parties agree as follows:

1. The Lease term and rent are hereby amended as follows:

Term: July 1, 2000 through June 30, 2002; and

Rent: \$1,534.70 per month.

2. Except as expressly modified herein, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental VII Lease Agreement effective as of the day and year first above written.

Lessor:

Board of Education of the City of Chicago

By: Derry J. Chico

President

Attest: Sharon M. Beaulieu

Secretary

Approved as to Legal Form WRE

Marilyn Johnson
Marilyn Johnson, General Counsel

Lessee:

State Representative Monique Davis

By: Monique Davis