

This Agreement shall be posted on the CPS internet website

AGREEMENT TO AMEND AND EXTEND LEASE AGREEMENT

THIS AGREEMENT TO AMEND AND EXTEND LEASE (“First Amendment”) is made as of the last date written below (the “**Effective Date**”) between the **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate (“**Landlord**”) and **ACADEMY FOR GLOBAL CITIZENSHIP**, an Illinois not for profit corporation (“**Tenant**”).

RECITALS

- A. As of July 27, 2011, the parties entered into a Lease Agreement (the “**Lease**”) for the entire first (1st) floor of the Hearst Annex (the “**Premises**”), located at 4941 West 46th Street, Chicago, Illinois (the “**School**”) for a term ending June 30, 2013.
- B. The parties desire that Landlord lease the entire second (2nd) floor of the School (the “**2nd Floor Premises**”), together with the Premises, to Tenant for a term commencing July 1, 2012 and ending June 30, 2015. The Premises and the 2nd Floor Premises shall be collectively referred to as the “**Total Premises.**”
- C. The parties further desire to extend the Term of the Lease for the period beginning July 1, 2013 through June 30, 2015 (the “**Extension Term**”) on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are, by this reference incorporated in this First Amendment and made a part hereof, 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. **DEFINITIONS.** Any and all capitalized terms contained in this First Amendment, and not defined herein, shall have the definition as set forth in the Lease.
2. **TOTAL PREMISES.** Effective January 1, 2012, in addition to the Premises, Landlord shall lease the 2nd Floor Premises to Tenant. The parties agree that from January 1, 2012 through June 30, 2015, Tenant shall lease the Total Premises.
3. **TOTAL TERM.** Landlord has leased the Premises to Tenant, upon the terms and conditions set forth in the Lease for the period beginning July 1, 2011 through June 30, 2013 (the “**Initial Term**”) for the Use. The Lease is hereby extended for the period of the Extension Term, beginning July 1, 2013 through June 30, 2015, unless terminated sooner as provided in the Lease. The period beginning as of July 27, 2011 and ending June 30, 2015 shall be referred to in this Lease as the “**Total Term**”.
4. **RENT.** Rent for the Premises and the Total Premises throughout the Total Term shall be One and 00/100 Dollars (\$1.00) per year.

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5. **SOLE OCCUPANCY.** From the date of this First Amendment through June 30, 2015, Tenant shall remain the sole occupant of the School.

6. **ACKNOWLEDGEMENT OF POSTING.** The parties acknowledge that in accordance with 105 ILCS 5/34-220 this First Amendment and any further amendment or renewal of the Lease, will be posted on the CPS Internet website.

7. **OTHER LEASE TERMS.** Except as specifically amended and extended by this First Amendment, all other terms and conditions of the Lease shall remain unchanged and continue in full force and effect during the Total Term.

IN WITNESS WHEREOF, the parties have set their hands to this First Amendment as of the last date written below.

LANDLORD:
BOARD OF EDUCATION OF THE
CITY OF CHICAGO

By: David Vitale
David J. Vitale, President
Attest: Estela G. Beltran 2/27/12
Estela G. Beltran, Secretary

TENANT:
ACADEMY FOR GLOBAL CITIZENSHIP

By: sei
Name: Sarah Elizabeth Ippel
Title: President + Executive Director

Attest: DS

By: DS

Name: Dan Schmitzer

Title: Dir. of Sustainability + Operations

Board Report No.: 11-1214-092-1

Approved as to Legal Form:

Patrick J. Rocks cd
Patrick J. Rocks, General Counsel

Date: _____

Date 6 December 2011