

**FIRST AGREEMENT TO RENEW LEASE FOR SUITE 8-A, LOCATED ON THE FIRST FLOOR
ARCADE, 125 S. CLARK ST., CHICAGO ILLINOIS,**

THIS FIRST AGREEMENT TO RENEW LEASE ("First Renewal Agreement") is made as of April 1, 2011 ("Effective Date") between the Board of Education of the City of Chicago, a body politic and corporate ("Landlord") and Radio Shack Corporation ("Tenant").

RECITALS

- A. Effective May 1, 2001 the parties entered into a Lease ("Lease"), for Suite 8-A located on the first floor arcade at 125 South Clark Street, Chicago, ending on March 31, 2011.
- B. The parties desire to enter into this First 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. **RENTABLE SQUARE FEET.** The parties acknowledge and agree that the Premises consists of 2,203 rentable square feet located on the 1st Floor arcade, 125 S. Clark Street, Chicago, Illinois.
- 2. **TERM.** The Term of the Lease shall be renewed for a term commencing on the Effective Date and ending March 31, 2012 ("First Renewal Term").
- 3. **RENT.** The Rent for the First Renewal Term shall be:

<u>Term</u>	<u>Monthly Rent</u>
4/1/11 – 3/31/12	\$11,015.00
- 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 First Renewal Agreement, all other terms and conditions of the Lease shall remain unchanged and continue in full force and effect during the First Renewal Term and any extension or renewal thereof.

Signatures on next page

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

LANDLORD:

BOARD OF EDUCATION OF THE
CITY OF CHICAGO

By:

D. Vitale
David J. Vitale, President

Attest:

Estela G. Beltran 7/27/11
Estela G. Beltran, Secretary

Board Report No: 11-0427-OP7-7

Approved as to Legal Form:

Patrick J. Rocks
Patrick J. Rocks, General Counsel

TENANT:

RADIO SHACK CORPORATION

By:

William D. Clugsten *RC*
William D. Clugsten
Its: Sr. Director - Real Estate Legal

Attest:

Randy Keenan
Randy Keenan
Its: Sr. Real Estate Attorney