

THIRD RENEWAL OF LEASE

THIS THIRD RENEWAL OF LEASE ("Third Renewal") is entered into as of the first day of November, 2013 (the "Effective Date"), between the BOARD OF EDUCATION OF THE CITY OF CHICAGO (the "Tenant"), a body politic and corporate and TRIPLE CROWN ENTERTAINMENT, LLC, an Illinois limited liability company d/b/a/ JOE'S PARKING f/k/a Joe's Parking, Inc. (the "Landlord").

RECITALS

A. Joe's Parking, Inc. ("Joe's") and Tenant entered into that certain Lease Agreement dated as of November 15, 2005 for a period commencing November 15, 2005 and terminating on October 31, 2008; as renewed by that certain Agreement to Renew Lease for a term commencing November 1, 2008 and terminating on October 31, 2012; as renewed by that Second Renewal of Lease for a term commencing November 1, 2012 and terminating on October 31, 2013 (collectively, the "Lease") in which the Landlord leased the parking lot located at 500 W. 35th Street ("Premises") to Tenant for specific times as set forth in the Lease.

B. In an Assignment and Assumption of Lease dated as of January 30, 2009, Joe's assigned all of its right, title, interest and obligations in and to the Lease to Triple Crown Entertainment, LLC effective as of January 30, 2009 and thereafter all references in the Lease to Landlord are deemed to be references to Triple Crown Entertainment LLC.

C. The parties hereto desire to further renew the Lease on the terms and conditions as set forth herein.

AGREEMENT

NOW THEREFORE, in consideration of the forgoing 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, and the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The matters recited above are hereby incorporated into and made a part of this Third Renewal of Lease.
2. **Defined Terms.** Unless otherwise provided herein, all capitalized terms shall have the meaning set forth in the Lease.
3. **Third Renewal Term.** The parties agree that the Lease shall be renewed for a one (1) year term to commence on the Effective Date and to continue through October 31, 2014 ("Third Renewal Term").
4. **Rent.** Rent for the Third Renewal Term is unchanged and shall remain at a total of Seventeen Thousand Eight Hundred Forty-Seven and 00/100 Dollars (\$17,847.00) for the Third Renewal Term to be paid in equal monthly installments of One Thousand Four Hundred Eighty Seven and 25/100 Dollars (\$1,487.25).
5. **Early Termination Option.** Either party shall have the right to terminate this Third Renewal, with or without cause, upon sixty (60) days prior written notice to the other party.

6. **Entire Amendment.** Except as extended and amended by this Third Renewal, all other terms and conditions of the Lease are and shall remain unchanged and continue in full force and effect during the Third Renewal Term.
7. **Counterparts and Facsimiles.** This Third Renewal may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one document. A signature delivered by facsimile or electronic means shall be considered binding on both parties.

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

TENANT:

LANDLORD:

BOARD OF EDUCATION OF THE
CITY OF CHICAGO

TRIPLE CROWN ENTERTAINMENT, LLC,
d/b/a JOE'S PARKING

By: [Signature]
Name: Liza B. Balistreri
Title: Director of Real Estate

By: [Signature]
Name: [Signature]
Title: [Signature]

Date: 9.15.14

Date: 10.30.13

COO Report: 13-0905-C011

Approved as to Legal Form [Signature]

[Signature]
James L. Bebley, General Counsel