This Agreement will be posted on the CPS internet website

SECOND RENEWAL OF LEASE AGREEMENT FOR 11000 S. EWING AVENUE, CHICAGO, ILLINOIS BETWEEN EASTSIDE UNITED METHODIST CHURCH, AS LANDLORD, AND THE BOARD OF EDUCATION OF THE CITY OF CHICAGO AS TENANT

THIS SECOND RENEWAL OF LEASE AGREEMENT ("Second Renewal") is made as of this 1st day of July, 2013 (the "Effective Date") between Eastside United Methodist Church, an Illinois not-for-profit corporation ("Landlord") and the Board of Education of the City of Chicago, a body politic and corporate ("Tenant").

RECITALS:

A. Landlord is the owner of certain real estate located at 11000 S. Ewing Avenue, Chicago, Illinois, which is improved with a building ("Building").

B. Pursuant to that certain Lease Agreement for 11000 S. Ewing Avenue, Chicago Illinois, made as of the 1st day of July, 2011 and ending June 30, 2012 between Landlord and Tenant (the "Original Lease"), Landlord leased to Tenant the following space within the Building: (i) two (2) classrooms and one (1) office on the first floor of the Building (with the Tenant having exclusive use on 24/7 basis); and (ii) social hall and kitchen on the lower level of the Building (for shared use with Landlord, except Mondays through Fridays from 6:00 a.m. to 4:00 p.m. when school is in session and Tenant has exclusive use). The foregoing is collectively referred to herein as the "Premises."

C. As of July 1, 2012, the parties entered into that certain First Renewal of Lease Agreement pursuant to which the parties extended the Lease for the First Renewal Term as of July 1, 2012 to June 30, 2013 ("First Renewal Agreement") as incorporated herein by reference;

D. The parties agree that the Original Lease and First Renewal Agreement shall be collectively referred to herein as the "Lease".

E. The parties hereto desire to renew the Lease for an additional two (2) year term on the terms and conditions as set forth herein, and not otherwise.

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 are hereby acknowledged, the parties agree as follows:

1. DEFINED TERMS. Unless otherwise provided herein, all capitalized terms shall have the meaning set forth in the Lease.

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2.   GRANT/RENEWAL TERM. Landlord hereby leases the Premises to Tenant, upon the terms and conditions hereinafter set forth, for an additional term of two (2) years commencing as of the Effective Date and ending on June 30, 2015 (the "Second Renewal Term").

3.   RENT FOR SECOND RENEWAL TERM. Rent shall be gross rent, and include base rent, utilities, janitorial and maintenance services, and snow removal. Rent for the Second Renewal Term shall be as follows:

Second Renewal Term 07/01/13 to 06/30/15	Monthly Payment $3,000.00	Rent for Second Renewal Term $72,000.00 (24 months)

4.   TERMINATION FOR CONVENIENCE. Tenant shall have the right to terminate the Lease for convenience by providing at least thirty (30) days prior written notice of such intent to terminate to the Landlord.

5.   ENTIRE LEASE. Except as renewed and amended by this Second Renewal, all other terms and conditions of the Lease are and shall remain unchanged and continue in full force and effect during the Second Renewal Term.

IN WITNESS WHEREOF, the parties hereto have executed this Second Renewal as of the Effective Date.

TENANT:

BOARD OF EDUCATION OF
THE CITY OF CHICAGO

By: _____
Lisa Balistreri
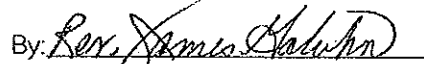Director of Real Estate

COO Report No. 13-0606-C004

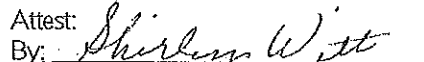Approved as to legal form:

_____
James L. Bebley, General Counsel

LANDLORD:

EASTSIDE UNITED METHODIST CHURCH

By: _Rev. James Galahn_

Name: _Rev JAMES Galahn_

Title: _PASTOR_

Attest:
By: _Shirley Witt_

Name: _SHIRLEY WITT_

Title: _TREASURER_

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