

This Agreement will be posted on the CPS website.

**EIGHTH RENEWAL OF PARKING LOT LICENSE AGREEMENT**

THIS EIGHTH RENEWAL OF PARKING LOT LICENSE AGREEMENT ("Eighth Renewal Agreement") is entered into as of the 1st day of July, 2024 (the "Effective Date"), between the BOARD OF EDUCATION OF THE CITY OF CHICAGO (the "Licensee"), a body politic and corporate and ST. PAULS UNITED CHURCH OF CHRIST, located at 2335 North Orchard Street, Chicago, Illinois (the "Licensor"), and Illinois not-for-profit organization. The Licensor and Licensee are referred to below each as a "Party" and collectively as the "Parties".

**RECITALS**

- A. The Licensor and the Licensee entered into that certain Parking Lot License Agreement dated as of July 1, 2000 (the "Original Agreement"), for a term commencing on July 1, 2000 and ending June 30, 2003, in which the Licensor and the Licensee agreed that the Licensee could use thirteen (13) parking slots in the Parking Lot of the Licensor located at 628 West Kemper Place, Chicago, Illinois (the "Property"), only on Mondays through Fridays, between the hours of 7:00 a.m. and 3:30 p.m., and such additional hours, if needed, upon seven (7) days advance notice from Licensee to Licensor;
- B. As of July 1, 2003, the parties entered into the certain Renewal of Parking Lot License Agreement pursuant to which the parties extended the Agreement for the Renewal Term of July 1, 2003, to June 30, 2006 (the "Renewal Agreement") as incorporated herein by this reference;
- C. As of July 1, 2006, the parties entered into that certain Second Renewal of Parking Lot License Agreement pursuant to which the parties extended the Agreement for the Second Renewal Term of July 1, 2006, to June 30, 2009 ("Second Renewal Agreement") as incorporated herein by this reference;
- D. As of July 1, 2009, the parties entered into that certain Third Renewal of Parking Lot License Agreement pursuant to which the parties extended the Agreement for the Third Renewal Term of July 1, 2009, to June 30, 2013 ("Third Renewal Agreement") as incorporated herein by this reference;
- E. As of July 1, 2013, the parties entered into that certain Fourth Renewal of Parking Lot License Agreement pursuant to which the parties extended the Agreement for the Fourth Renewal Term of July 1, 2013, to June 30, 2016 ("Fourth Renewal Agreement") as incorporated herein by this reference;
- F. As of July 1, 2016, the parties entered into that certain Fifth Renewal of Parking Lot License Agreement pursuant to which the parties extended the Agreement for the Fifth Renewal Term of July 1, 2016, to June 30, 2019 ("Fifth Renewal Agreement") as incorporated herein by this reference;
- G. As of July 1, 2019, the parties entered into that certain Sixth Renewal of Parking Lot License Agreement pursuant to which the parties extended the Agreement for the Sixth Renewal Term of July 1, 2019, to June 30, 2021 ("Sixth Renewal Agreement") as incorporated herein by this reference;

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- H. As of July 1, 2021, the parties entered into that certain Seventh Renewal of Parking Lot License Agreement pursuant to which the parties amended the Original Agreement to revise insurance requirements and extended the Agreement for the Seventh Renewal Term of July 1, 2021, to June 30, 2024 ("Seventh Renewal Agreement") as incorporated herein by this reference
- I. The parties agree that the Original Agreement as amended and renewed by the prior renewal agreements shall be collectively referred to herein as the "Agreement"; and
- J. The parties hereto desire to renew the Agreement for an additional two (2) year term 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. **DEFINED TERMS.** Except as otherwise expressly indicated herein, all capitalized terms shall have the meanings ascribed to them in the Agreement.
- 2. **EIGHTH RENEWAL TERM.** The parties agree that the Agreement shall be renewed for a term commencing July 1, 2024, and continuing through June 30, 2026 (the "Eighth Renewal Term").
- 3. **LICENSE FEE.** During the Eighth Renewal Term, the annual License Fee shall be Thirty-Three Thousand Dollars (\$33,000) payable in monthly installments of Two Thousand Seven Hundred Fifty Dollars (\$2,750.00). The maximum amount payable to Licensor hereunder shall not exceed Sixty-Six Thousand Dollars (\$66,000.00).
- 4. **MAINTENANCE AND SNOW REMOVAL.** During the Eighth Renewal Term, Licensor shall be responsible at all times for maintenance of and snow removal at the property.
- 5. **AUTHORITY.** Licensor represents that it has taken all action necessary for the approval and execution of this Eighth Renewal Agreement, and execution by the person signing on behalf of Licensor is duly authorized by Licensor and has been made with complete and full authority to commit Licensor to all terms and conditions of this agreement which shall constitute valid, binding obligations of Licensor
- 6. **FREEDOM OF INFORMATION ACT.** Licensor acknowledges that this Eighth Renewal Agreement and all related documents are a matter of public record and are subject to the Illinois Freedom of Information Act (5 ILCS 140/1) and any other comparable state and federal laws and are subject to reporting requirements under 105 ILCS 5/34-220. Licensor further acknowledges that this Eighth Renewal Agreement shall be posted on the Board's Internet website at <http://www.cps.edu>.
- 7. **COUNTERPARTS.** This Eighth Renewal Agreement may be executed in any number of counterparts and with digital signatures, each of which shall be deemed to be an original, but all of which together shall constitute but one instrument. Original and digital signatures delivered by

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facsimile or electronic means shall be considered binding for both parties

- 8. **ORIGINAL AGREEMENT.** Except as specifically amended herein, all other terms of the Agreement shall remain in full force and effect during the Eighth Renewal Term.

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

**BOARD OF EDUCATION  
OF THE CITY OF CHICAGO**

DocuSigned by:  
 By: Charles Mayfield  
 EF57B76ABC98427  
 Charles E. Mayfield  
 Chief Operating Officer

**ST. PAULS UNITED CHURCH  
OF CHRIST**

By: Madeline Lockhart  
 Name: MADELINE LOCKHART  
 Title: DIRECTOR OF OPERATIONS

Dated: November 13, 2024

Dated: 11/07/2024

COO Report No.: 24-1011-~~COO~~-06

Approved as to legal form: ES DS  
 DocuSigned by:  
Ruchi Verma  
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 Ruchi Verma  
 General Counsel