

This Agreement will be posted on the CPS website.

EXTENSION OF LEASE

This Extension of Lease ("Extension") is entered into as of July 1, 2025 (the "Effective Date"), between **8300 W. ADDISON, LLC**, an Illinois limited liability company, ("Landlord") and **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate ("Tenant").

RECITALS

A. WHEREAS, Tenant and Landlord entered into a Building Lease Agreement dated August 1, 2009 ("Lease") pursuant to which Tenant leased approximately 5,000 square feet of space in the building ("Building") located at 8300 W. Addison Street, Chicago, Illinois ("Premises"); and

B. WHEREAS, Landlord and Tenant now desire to extend the Lease for an additional five-year term on the terms and conditions set forth in this First Extension.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **DEFINED TERMS:** This Extension to Lease is hereby attached to and made part of the Lease and is specifically incorporated into the Lease. Except as otherwise expressly indicated herein, all capitalized terms shall have the meanings ascribed to them in the Lease. The parties hereby confirm that the Lease, as amended by this Extension, is in full force and effect, and to the best of each party's knowledge, the other party is not in default under the Lease as of the date of execution of this document.

2. **LEASE TERM:** The Term of the Lease is extended to now expire on June 30, 2030. Said period from July 1, 2025 through June 30, 2030 shall hereinafter be referred to as the "Extension Term."

3. **BASE RENT:** Effective July 1, 2025, Tenant shall pay to Landlord at the office of Landlord or at such other place as Landlord may designate, annual Base Rent in the amount of \$156,224.49 payable in equal monthly payments of \$13,018.71.

4. **NOTICES.** Section 26 of the Lease is hereby amended to update the addresses for notices to Tenant and Landlord. Notices to be given to Tenant under the Lease shall be addressed as follows:

Board Of Education of the City of Chicago
42 W. Madison Street, 2nd Floor
Chicago, Illinois 60602
Attention: Director of Real Estate

With a copy to:

Board of Education of the City of Chicago
1 North Dearborn Street, 9th Floor
Chicago, Illinois 60602
Attention: General Counsel

Notices to be given to Landlord under the Lease shall be addressed as follows:

8300 W. Addison LLC
c/o Marc Realty
180 North Wabash, Suite 800
Chicago, Illinois 60601
Attention: Steve Luxenberg

5. MISCELLANEOUS:

(a) All captions contained in this agreement are inserted only as a matter of convenience and in no way define, limit, or extend to scope or intent of this agreement or any provision hereof.

(b) This agreement shall be binding upon and inure to the benefit of the parties, their respective heirs, successors and assigns.

(c) This agreement sets forth the entire agreement between the parties and any prior writings or conversations are merged herein and extinguished. No amendment, alteration or other change of this agreement shall be enforceable unless set forth in a writing signed by the parties hereto.

(d) Landlord acknowledges that this Extension 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. Landlord further acknowledges that this Extension shall be posted on the Board's Internet website.

(e) To the extent any terms and provisions of this Extension are inconsistent with the terms and provisions of the Lease, the terms and provisions of this Extension shall prevail. Except as amended herein, the Lease, as amended, shall remain in full force and effect in accordance with its terms through the entire term of the Lease, as amended. This Extension to Lease is not intended to modify or affect the Lease in any way whatsoever except as expressly provided for in this document.

(f) Landlord and Tenant, and signatories hereunder, each represent and warrant that they have the power and authority to execute and deliver this Extension and to perform all the covenants to be performed by it hereunder.

(g) This Extension 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 instrument. A signature delivered by facsimile or electronic means shall be considered binding for both parties.

Rest of this page left intentionally blank. Signature page follows.

IN WITNESS WHEREOF, the undersigned have executed this Extension as of the day and year written below.

LANDLORD:

8300 W. ADDISON, LLC
an Illinois limited liability company

Signature: 

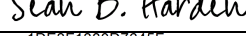
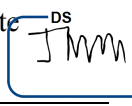
Name: Laurence Weiner

Title: Manager


Date: 7/1/2025


TENANT:

BOARD OF EDUCATION OF THE CITY OF CHICAGO, a body politic and corporate

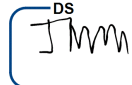
Signature:  

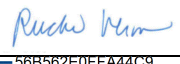
Date: July 15, 2025 | 4:39:29 PM CDT
DocuSigned by: Sean B. Harden, President

Attest: 
DocuSigned by: Susan J. Narrajos, Secretary

By: 
DocuSigned by: Macqueline King, Ed.D
Interim Superintendent/Chief Executive Officer

Board Report No.: 25-0320-OP2

Approved as to Legal Form: 

By: 
DocuSigned by: Ruchi Verma, General Counsel