

This Agreement will be posted on the CPS website.

## FIRST EXTENSION OF LEASE

This First Extension of Lease ("First Extension") is entered into as of July 1, 2025 (the "Effective Date"), between **INVESCOMEX I, 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 Lease Agreement dated March 1, 2020 (the "Lease") pursuant to which Tenant leased approximately 5,000 square feet of space in the building ("Building") located at 4628-4636 South Kedzie Avenue, Chicago, Illinois ("Premises"); and

B. WHEREAS, Landlord and Tenant now desire to extend the Lease for an additional two-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 First 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 First 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 hereby extended for an additional two-year period commencing on July 1, 2025 and continuing through June 30, 2027 (the "Extension Term").

3. **RENT:** Effective July 1, 2025, Tenant shall pay to Landlord at the office of Landlord or at such other place as Landlord may designate monthly Rent during the Extension Term in the amounts as follows:

Lease Year	Annual Rent	Monthly Rent
July 1, 2025 – June 30, 2026	\$155,168.82	\$12,930.74
July 1, 2026 – June 30, 2027	\$159,823.88	\$13,318.66

## 4. 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 First 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 First Extension shall be posted on the Board's Internet website.

(e) To the extent any terms and provisions of this First Extension are inconsistent with the terms and provisions of the Lease, the terms and provisions of this First 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 First Extension to Lease is not intended to modify or affect the Lease in any way whatsoever except as expressly provided for in this document.

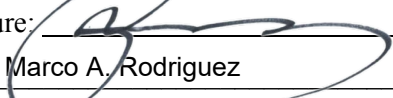
(f) Landlord and Tenant, and signatories hereunder, each represent and warrant that they have the power and authority to execute and deliver this First Extension and to perform all the covenants to be performed by it hereunder.

(g) This First 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.

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

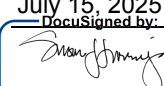
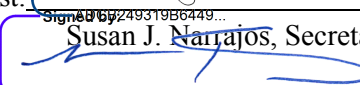
**LANDLORD:**

**INVESCOMEX I, LLC**  
an Illinois limited liability company

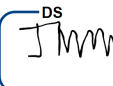
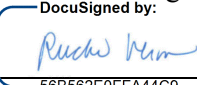
Signature:   
Name: Marco A. Rodriguez  
Title: President  
Date: 07/03/2025

**TENANT:**

**BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate <sup>DS</sup>

Signature: Sean B. Harden  
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Sean B. Harden, President  
Date: July 15, 2025 | 4:37:10 PM CDT  
DocuSigned by:  
Attest:   
Signed by: 24931950449...  
Susan J. Narrajos, Secretary  
By:   
B0E10BAC8D764AF...  
Macqueline King, Ed.D  
Interim Superintendent/Chief Executive Officer

Board Report No.: 25-0130-OP1; 25-0529-AR1-32

Approved as to Legal Form: <sup>DS</sup>  
DocuSigned by:  
By:   
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Ruchi Verma, General Counsel