This Agreement will be posted on the CPS website.

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") is made and entered into as of the date of the last signature below (the "Effective Date"), between the Board of Education of the City of Chicago, a body politic and corporate, having an address of 42 West Madison Street, Chicago, Illinois ("Licensor" or "Board") and Bright Star Church of God in Christ, an Illinois not-for-profit corporation, having an address of 4518 S. Cottage Grove Avenue, Chicago, Illinois ("Licensee").

RECITALS

A. Licensor beneficially owns and/or controls the premises located at 4655 S. Dearborn Street, Chicago, Illinois 60609 ("Property") improved with the Colman Administrative Office Building (the "Building").

B. Licensee desires to use space within the Building, specifically the auditorium on the first floor ("Auditorium"), the gymnasium on the third floor ("Gymnasium") and the men's and women's toilets on the first floor; and the parking lot ("Parking Lot", which together with the foregoing are collectively referred to as the "Premises"), and Licensor is willing to grant a license for the Premises on the terms and conditions as set forth below.

AGREEMENT

For and in consideration of the mutual promises and covenants set forth in this Agreement, the parties agree as follows:

1. Grant of License. Licensor hereby grants to Licensee the non-exclusive right, privilege and permission, subject to the terms and provisions of this Agreement, to use and occupy the Premises for the sole purpose of conducting worship services and related special events (the "Use"), and only during the time periods expressed herein. This grant is strictly limited to the Premises as specified herein and does not include the use of offices, storage areas or any other space or area in the Building. The grant of this Use does not confer preferential status or future access rights to the Premises.

In connection with said Use, Licensee shall be responsible for its agents, employees, contractors, subcontractors, consultants, invitees, guests, vendors, patrons, and any other parties entering the Premises at Licensee's direction or with Licensee's consent ("Licensee's Permittees").

2. Limitation on License. Licensee hereby acknowledges and agrees that the license granted hereunder is subject to certain limitations and restrictions, namely:

A. Licensee shall have the right to utilize the Premises only on Sundays from 8:00 a.m. until 2:00 p.m. (the "Use Time"). Licensee shall enter the Building through such doors as directed by Licensor for ingress to and egress from the Premises.

This grant shall not be construed as anything other than a license and shall not create in or convey to Licensee any interest, including that of an easement or a lease in the Premises.

Licensee must vacate the Premises, including the Parking Lot, no later than 15 minutes past the permitted Use Time unless specific permission is obtained from Licensor. Licensor agrees to make a good faith effort to accommodate Licensee when Licensee requests any additional time necessary to vacate the Premises, such as, but not limited to, when an event requires clean up or breakdown after the permitted Use Time.

B. Licensor shall have the right to enter the Premises to: (i) examine the Premises and in case of emergencies; (ii) make such repairs, alterations, improvements or additions to the Premises as Licensor may deem desirable; (iii) address any issue Licensor determines may affect the safety, welfare and/or security of persons; and (iv) upon not less than twenty-four (24) hours' notice from Licensor to Licensee, use the Premises for its own purposes, in whole or in part, which purposes shall be paramount to Licensee's right hereunder.

C. Licensee agrees, for itself and Licensee's Permittees, to comply with all reasonable rules and regulations that Licensor may from time to time make concerning the Use and to observe the following covenants:

i) Licensee and Licensee's Permittees shall not enter any areas of Licensor's Property other than the Premises and the sidewalks, driveways, entrances, and passages located at Licensor's Property which provide ingress and egress to the Premises, without, in each instance, first obtaining the prior written consent of Licensor. Licensee shall take all such measures necessary to prevent Licensee's Permittees from entering areas of the Licensor's Property other than the Premises.

ii) Licensee shall not use personal property of Licensor without obtaining the prior written consent of Licensor.

iii) Licensee shall not permit the consumption, possession or sale of alcoholic or intoxicating beverages, tobacco, illegal drugs or related paraphernalia; excessive noise; loitering; littering; and barbequing and/or tailgating on the Premises and is strictly prohibited from utilizing sound amplifying or broadcasting equipment in the Parking Lot.

iv) Licensee agrees not to use the name, logo, or any other marks owned by or associated with the Board or Chicago Public Schools, except for the limited purpose of identifying the location in advertising or other notices relevant to Licensee's Use.

v) Licensee shall not affix religious symbols to the Premises. No religious signage or materials may remain on the Premises outside of the permitted Use Time.

3. Term. The term of this License Agreement shall commence on the Effective Date and shall remain in effect for a period of three (3) years from the Effective Date ("Term"), unless sooner terminated in accordance with Section 4 below or as otherwise provided herein. The term "License Year" means a period of twelve (12) consecutive calendar months with the first License Year commencing on the Effective t Date and ending on the last day of the calendar month in which the first anniversary of the Effective Date occurs, and thereafter, each consecutive twelve (12) month period (or portion thereof) falling within the Term.

4. Early Termination. Licensor may terminate this Agreement, at any time, with or without cause, by providing thirty (30) days prior written notice to the Licensor as provided in Section 21 herein. In the event of early termination without cost, Licensor shall have no obligation to provide substitute space and Licensee's sole remedy shall be pro-rata reimbursement of any License Fees paid in advance.

5. License Fee.

5.1. Licensee shall pay in advance on the first calendar day of each month, a monthly license fee in the amount of $12,581.83 ("License Fee") for an annual cost of $142,662.00. If the first day of any month falls on a Saturday, Sunday or holiday, payment shall be due on the first (1st) business day following. If the beginning or end of the Term shall fall on a day other than the first or last day of the month, the License Fee shall be pro-rated on a per Sunday rate of $2,743.50.

5.2. Notwithstanding the full annual operating cost of the Premises (currently estimated at $142,662.00), Licensor applies a "Temporary Cost Alignment Adjustment" of $50,462.00 to align the License Fee with Licensee's prior use of Kenwood High School, resulting in an annual license fee of $92,200.00. This Temporary Cost Alignment Adjustment is time-bound and subject to annual review and modification based on actual costs.

5.3. All Sunday use requires additional overtime staffing and operational support. In the event Licensor incurs overtime charges as a result of Licensee's Use of the Premises beyond the permitted Use Time, said costs shall be billed to Licensee at the standard overtime rate and payment due within thirty (30) days of invoicing. The Facility Fee increases at a fixed rate of 3 percent (3%) annually; however, these costs are being held steady. Labor costs may be adjusted based on overtime requirements, labor agreements, or staffing modifications, with no fee cap.

5.4. In the event actual costs increase, Licensor shall furnish Licensee with a statement of the additional custodial, engineering, and security personnel paid or incurred by Licensor during such period and there shall be an adjustment between Licensor and Licensee within thirty (30) days after delivery of such statement with payment to, or repayment by Licensor, as the case may require, so that Licensor shall receive reimbursement of its actual staffing cost for such period and the License Fee for the subsequent License Year shall be adjusted to cover said additional cost.

5.5. For reference, the License Fee is calculated based upon the following hourly rates paid by Licensor for custodial, engineering, and security personnel:

Hourly Rates	Itemized Cost
Engineer hourly cost (6 hours @ $160/hour)	$960.00
Custodian hourly cost (6 hours @ $80/hour)	$480.00
Security hourly cost (2 guards req / $80 hour each for 7 hours)	$1,120.00
Equipment Storage Fee ($115 weekly)	NA
Parking lot @ $50 /hour (7 hours)	Waived
Auditorium rental fee @ $175/hour	Waived
Gymnasium rental fee @ $100/hour	Waved
Facility Fee (Increases 3% annually)	$183.50
Total Daily Sunday Cost	$2,743.50
Annual cost (52 weeks)	**$142,662.00**
Fees Applying Temporary Cost Alignment Adjustment	Monthly License Fee: $7,683.33 Annual Cost: $92,200.00

The License Fee shall be paid by check and made out to "The Board of Education, City of Chicago" and mailed to:

Chicago Public Schools
ATTN: Accounts Receivable
42 West Madison Street

Chicago, Illinois 60602

6. Costs and Expenses. Any and all costs, expenses or fees arising out of or relating to the granting of this License or the Use shall be borne by Licensee, including, without limitation, permit or approval fees, and insurance premiums. For the purposes of this Section 6, Licensee may, in its discretion and its sole cost, provide security personnel during the permitted Use Time of the Premises. All security personnel provided by Licensee shall meet the State and Federal Security Guard Licensing Requirements.

7. Compliance with Laws. Licensee and Licensee's Permittees shall, at all times during the Term comply with all federal, state, county and municipal laws, statutes, ordinances, codes and regulations (collectively, the "Laws"). Further, Licensee shall be and remain in compliance with all applicable Board rules and policies currently in effect and as may be amended. Licensor's rules and policies are available at: https://www.cps.edu/sites/cps-policy-rules/.

Licensee shall not permit the Premises, or any portion thereof, to contain, be used to store or otherwise used to generate, treat or handle in any manner hazardous substances, including asbestos, except as permitted and in compliance with all environmental and public health and safety laws.

Licensee shall obtain, at its sole cost and expense, all zoning, sign permits and other approvals and permits necessary to use the Premises for the Use stated herein.

8. Maintenance, Utilities, Security.

8.1. Licensee shall be responsible for the following during the Term of this Agreement:

A. Licensee shall clean up and restore to good order and condition any and all areas it is authorized to use and occupy hereunder, and Licensee shall properly dispose of all refuse after each use and shall not leave trash or litter on the public way or on private properties near or adjacent to the Property.

B. If Licensee or Licensee's Permittees cause any damage, exclusive of ordinary wear and tear, to any portion of Licensor's Property, or fails to maintain the Premises as required above, Licensor shall have the right to repair the damage or maintain the Premises at Licensee's expense whether or not such costs are covered by Licensee's insurance. Licensor will charge and send an invoice to Licensee for the repairs and maintenance costs and Licensee shall have fifteen (15) days to pay the charges. If Licensee does not pay the charges within the fifteen (15) day period, Licensor shall have the right to terminate the Agreement. In the alternative, Licensor may elect to have Licensee perform the repairs.

C. Licensee shall provide and maintain security measures appropriate to protect the Premises, persons at the Premises, and the personal property located on the Premises.

D. Licensee acknowledges that Licensor does not provide snow or ice removal on weekends. Licensee shall provide its own snow and ice removal service when needed at Licensee's discretion and at Licensee's sole cost and expense to keep such areas in safe condition during its Use. Licensee shall utilize Licensor's pre-approved vendor for snow removal services.

8.2 Throughout the Term, Licensor shall provide the following at no additional cost to Licensee:

A. All utilities including heat, water, air conditioning, scavenger service, electricity necessary for the use and occupancy of the Premises *provided however*, that Licensor cannot

guarantee the adequacy of the HVAC system and Licensee acknowledges and agrees that it may need to rent spot coolers at its own cost and for its own use, at Licensee's own discretion, in order to maintain a sufficiently cool environment during its permitted Use Time.

B. Custodial and janitorial services and regular maintenance, preventative maintenance and repair which are necessary in Licensor's discretion. The Licensor makes no guarantee regarding any repair timelines; repair priorities are governed by district-wide safety and instructional needs.

9. Alterations and Modifications. Licensee shall not alter, modify, improve or otherwise change any portion of the Premises, except as otherwise permitted or required under this Agreement, without (i) prior written permission from Licensor's Chief Facilities Officer, or their designee, and (ii) written proof that the Premises are zoned to allow any such alteration, modification, or improvement. Any request from Licensee to alter, modify, or improve the Premises must include drawings or a detailed written proposal of any such requested changes. All Licensor-approved alterations, modifications, improvements or changes shall be at the sole cost and expense of Licensee.

10. Indemnification. Licensee, its successors and assignees, shall indemnify, defend (through an attorney reasonably acceptable to Licensor) and hold harmless Licensor (and any titleholders of record, including the City of Chicago ("City") and the Public Building Commission of Chicago ("PBC"), as the case may be), and their respective members, officers, directors, employees, agents, affiliates, and representatives, and all other parties (the "Licensor Parties") claiming by, through or under any of the preceding, from and against any and all claims, demands, suits, liabilities, injuries (personal or bodily), property damage, causes of action, losses, expenses, damages or penalties ("Claims"), including, without limitation, court costs and reasonable attorneys' fees resulting in whole or in part from or in connection with: (i) the occupancy or Use of the Premises by Licensee and Licensee's Permittees; (ii) any act or omission to act (whether negligent, willful, wrongful or otherwise) by Licensee or Licensee's Permittees; (iii) Licensee or Licensee's Permittees violation of or failure to comply with, all applicable Laws; and/or (iv) any breach or default by Licensee of any terms or conditions of this Agreement. Notwithstanding the foregoing, in no event shall Licensee be responsible for indemnifying, defending or holding harmless the Licensor Parties for any Claims related to the Licensor Parties' gross negligence or willful misconduct. This indemnification, defense and hold harmless obligation shall survive the termination of this Agreement.

11. Waiver of Claims. To the fullest extent permitted by law, Licensee hereby releases Licensor and Licensor Parties, and all other parties claiming by, through or under any of the preceding, from and waives all claims for damages to person or property sustained by Licensee, regardless of the cause thereof.

12. Insurance. Licensee shall, at its sole cost and expense, maintain for the duration of this Agreement the insurance coverage indicated in this Section 12. Licensor reserves the right to modify, delete, alter or change insurance requirements in a commercially reasonable manner at any time and from time to time. All such insurance shall be in form and substance satisfactory to Licensor, and shall be issued by insurers authorized to do business in the State of Illinois and rated "A-VII" or better by A.M. Best & Company. This insurance shall also provide that there will be no cancellation unless the Board receives thirty (30) days prior written notice. All liability insurance policies must cover the negligent acts or omissions to act of Licensee. Upon execution of this Agreement, certificates of insurance evidencing such coverages shall be provided to Licensor, and such certificates shall state that the insurance coverage thereby provided may not be amended, canceled, or not renewed without at least thirty (30) days prior written notice to Licensor and to:

Risk Management
Board of Education of the City of Chicago
42 W. Madison Street, 2nd Floor
Chicago, Illinois 60602

Fax No: (773) 533-3326
Email: riskmanagement@cps.edu

A. Workers Compensation and Employers Liability Insurance**.** Workers Compensation Insurance affording workers compensation benefits for all employees as required by law and Employers Liability Insurance covering all of the Licensee's employees who are to provide services under this Agreement, with limits of not less than One Million and 00/1000 Dollars ($1,000,000.00) per occurrence. The workers' compensation policy must contain a waiver of subrogation clause.

B. Commercial General Liability Insurance**.** Commercial General Liability Insurance or equivalent with limits of not less than One Million and 00/100 Dollars ($1,000,000.00) per occurrence, and Two Million and 00/100 Dollars ($2,000,000.00) in the aggregate, for bodily injury, personal injury, and property damage liability. Coverage shall include but not be limited to all operations, contractual liability, explosion, collapse, independent contractors, separation of insureds, defense, and products/completed operations (for a minimum of two (2) years following completion). General liability insurance must include and may not exclude coverage for sexual abuse and/or molestation.

C. Automobile Liability Insurance. Automobile Liability Insurance when any motor vehicle (whether owned, non-owned or hired) is used in connection with the Work and permitted activities performed in connection with this Agreement, with limits of not less than One Million and 00/1000 Dollars ($1,000,000.00) per occurrence for bodily injury and property damage.

D. Umbrella/Excess Liability Insurance. Umbrella or Excess Liability Insurance with limits of not less than Ten Million and 00/100 Dollars ($10,000,000.00) per occurrence, which will provide additional limits for Employers Liability Insurance, Commercial General Liability Insurance and Automobile Liability Insurance and shall cover the Board and its board members, agents, officers, officials, contractors, and employees, subject to that of the Licensee's primary coverage.

E. Additional Insured: Licensee shall have its General Liability Insurance policies endorsed to provide that "the Board of Education of the City of Chicago, a body politic and corporate (and City and PBC, as their interests may appear), and their respective members, employees and agents as may be designated by the Board are named as additional insured on a primary basis without recourse or right of contribution from the Board".

F. Property. Licensee and its Licensee's Permittees shall be responsible for all loss or damage to its personal property (including, without limitation, material, equipment, tools and supplies), owned, rented or used by Licensee or its Permittees. The Licensor shall not be responsible for any loss or damage to Licensee's or its Permittees personal property

G. Waiver of Subrogation: Each such policy required herein shall also contain, whether by endorsement or otherwise, a waiver of subrogation clause in favor of Licensor, City, PBC, and any other additional insureds, the effect of which shall be to waive the insurers' rights of recovery against Licensor, City, PBC, and such other additional insureds.

Licensee shall register with the insurance certificate monitoring company designated by Licensor and indicated below to maintain a current insurance certificate on file during the entire Term and pay the annual monitoring fee. The initial annual monitoring fee is currently Twelve Dollars ($12.00) per year, but the fee may be subject to change.

Certificate Monitoring Company:
Topiary Communications Inc.
211 W. Wacker - Suite 220
Chicago, IL 60654
Phone: (312) 494-5709
Email: dans@topiarycomm.net

The website for online registration, insurance certificate submissions and annual fee payments is: URL: https://www.cpsvendorcert.com.

13. Condition of Premises. The Premises shall be delivered to Licensee in its current "AS IS – WHERE IS" condition. Licensor shall have no obligation to make any repairs, changes, alterations or additions or perform any work relating to the environmental, physical, structural or other condition of the Premises. Licensee agrees that Licensor has not made any representations regarding the condition and/or repair of the Premises, nor any agreement to decorate, alter, clean or improve the Premises that are not expressly set forth in this Agreement. Licensor makes no representations or warranties, of habitability, fitness for a particular purpose or otherwise, whether express or implied, about the condition of the Premises, or whether it is zoned properly for Licensee's intended Use. By executing this Agreement, Licensee conclusively waives all claims relating to the condition of the Premises and accepts the Premises in its current "WHERE IS" and "AS IS" condition.

14. Return of Premises. Upon the expiration or earlier termination of this Agreement, Licensee shall promptly vacate the Premises and return the same to Licensor in substantially similar or better condition as when received, ordinary wear and tear excepted, broom clean and in working order and condition, and shall remove all of its property from the Premises. This provision shall survive the expiration or termination of this Agreement.

15. Signage**.** Licensee shall not display, inscribe, paint, print, maintain or affix any sign, notice, legend, direction, figure or advertisement on or around Licensor's Property unless Licensee has in each instance first obtained the prior written consent of Licensor. Any signage shall be in compliance with all Laws and erected and maintained by Licensee at Licensee's sole expense.

16. Lien Free Condition. Licensee shall not cause or permit any liens to be placed against the Property as a result of Licensee's exercise of rights under this Agreement. In the event any liens are filed, Licensee shall promptly cause such liens to be removed. In no event shall such lien removal require more than thirty (30) days.

17. Default. If Licensee or any Licensee Permittee fails to observe or perform any covenant, agreement, obligation, duty or provision of this Agreement, Licensor may terminate this Agreement, after five (5) days' prior written notice to Licensee and without prejudice to any other right or remedy Licensor may have at law and/or in equity, including monetary damages and reasonable attorney's fees. Notwithstanding the above, Licensor may terminate this Agreement immediately if Licensee or any Licensee Permittee consumes, possesses, sells or offers alcoholic or intoxicating beverages, tobacco or any illegal drugs or paraphernalia on the Premises, or upon the occurrence of any action or failure to act by Licensee which affects the safety and/or welfare of Board staff.

18. Late Fee. For any payment due under this Agreement, if such periodic payment is not received in full by Licensor by the tenth (10^{th}) day after its due date, Licensee shall be assessed a late fee equal to five percent (5%) of the total amount of any such payment when due.

19. No Transfer, Subletting or Assignment. The interest of Licensee under this Agreement is personal to Licensee. Licensor shall not have the right at any time to transfer, assign, sublet or sublicense its interest

in the Premises or any portion of the Premises under this Agreement. Any attempt to transfer, assign, sublet or sublicense Licensee's interest under this Agreement shall terminate it.

20. Licensee Responsible for Real Estate or Leasehold Taxes. The Premises are currently exempt from real estate taxes. Notwithstanding the foregoing, if the Premises are or become subject to real estate or leasehold taxes (collectively the "Taxes"), the Agreement shall terminate immediately. Licensee's obligation to pay Taxes relating to Licensee's use of the Premises and/or this Agreement shall survive the expiration or termination of this Agreement. "Taxes" shall mean all such real estate or leasehold taxes that may be levied or assessed against or otherwise imposed on the Premises that accrue for the period commencing on the Effective Date throughout the expiration of the Term or any renewal term or any earlier termination of this Agreement (and any additional use or occupancy, if any, of the Premises), despite that such Taxes may be payable after such expiration or earlier termination or additional use or occupancy.

21. Notices. All notices required under this Agreement shall be in writing and sent to the addresses and persons set forth below, or to such other addresses as may be designated by a Party in writing. Any notice involving non-performance or termination shall be sent by hand delivery or recognized overnight courier. All other notices may also be sent by facsimile or email, confirmed by mail. All notices shall be deemed to have been given when received, if hand delivered; when transmitted, if transmitted by facsimile or email; upon confirmation of delivery, if sent by recognized overnight courier; and upon receipt if mailed. Refusal to accept delivery has the same effect as receipt.

If to Licensor:	Board of Education of the City of Chicago Department of Facilities 42 West Madison Street, 2nd Floor Chicago, Illinois 60602 ATTN: Director of Real Estate
with a copy to:	Board of Education of the City of Chicago Law Department 1 North Dearborn, 9th Floor Chicago, Illinois 60602 ATTN: General Counsel Email: cpslawdepartment@cps.edu
If to Licensee: (May not be a PO Box)	Bright Star Church of God in Christ 4518 S. Cottage Grove Avenue Chicago, IL 60653 ATTN: Nichole Carter Phone: 773-712-6027 Email: nichole@brightstarcommunityoutreach.com

All notices required hereunder shall be deemed received on the date of delivery, or attempted delivery, if delivered in person, or if mailed, on the date which is two (2) days after the date such notice is deposited in the U.S. mail. Notice sent to Licensee by e-mail or by facsimile shall be deemed given on the same sent with confirmation that the notice was transmitted to Licensee by facsimile or electronic mail on that day.

22. 105 ILCS 5/34 Provisions.

A. This Agreement is not legally binding on the Licensor if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one-year period following expiration or other termination of their terms of office.

B. Each party to this Agreement hereby acknowledges that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

23. Board of Education Indebtedness Policy. The Board of Education Indebtedness Policy (96-0626-PO3), adopted July 26, 1996, as amended from time to time, is hereby incorporated into and made part of this Agreement as if fully set forth herein.

24. Board of Education Ethics Code. The Board of Education Ethics Code (23-0824-PO2), adopted August 24, 2023, as amended from time to time, is hereby incorporated into and made part of this Agreement as if fully set forth herein.

25. Press Releases; Publicity; Board Intellectual Property. Licensee shall not issue publicity news releases, grant press interviews, or use any intellectual property belonging to Licensor, including but not limited to the CPS logo or the logos of any schools, prior to or during or after the term of this Agreement, nor may Licensee photograph or film within any CPS school or facility without the express written consent of an authorized representative of the Board.

26. Governing Law. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Illinois.

27. Entire Agreement; Amendment. This Agreement embodies the entire agreement and understanding between the parties and supersedes any prior oral or written agreements with respect to the matters stated herein. This Agreement may not be amended, extended or modified except by a written instrument signed by both parties. This Agreement is independent of any other contracts Licensee may have with the Board and is not intended to modify, amend, extend or renew any other contracts that may exist between the parties.

28. Severability. In case any provision in this Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not be affected.

29. No Third-Party Beneficiary. This Agreement is not intended and shall not be construed so as to grant, provide or confer any benefits, rights, privileges, claims, causes of action or remedies to any person or entity as a third-party beneficiary under any statutes, laws, codes, ordinances or otherwise.

30. Force Majeure**.** Neither party shall be considered in default of its obligations to be performed hereunder, other than for payment of money, if delay in the performance of such obligations is due to causes beyond its control, by reason of (i) strikes, lockouts or other labor troubles which cannot be mitigated or managed by the party claiming relief, (ii) the inability to procure materials and such inability cannot be mitigated through the substitute of alternate materials, (iii) failure or shortage of electrical power, gas, water, fuel oil, or other utility or service, (iv) riot, war, insurrection or other national or local emergency, (v) accident, flood, fire or other casualty, (vi) unusually adverse weather conditions not typically encountered in the Chicago Metropolitan region, (vii) terrorist acts, (viii) epidemics, (ix) freight embargoes, and (x) natural disasters ("Force Majeure"). In such event, performance of such act shall be excused for the period of the delay and the period of the performance of any such act shall be extended for a period equivalent to the period of such delay.

31. Freedom of Information Act. The parties acknowledge that this Agreement and all documents submitted to the Board related to this Agreement are a matter of public record and are subject to the Illinois Freedom of Information Act ("FOIA") (5 ILCS 140/1) and any other comparable state and federal laws and

that this Agreement may be subject to reporting requirements under 105 ILCS 5/34-220. The parties further acknowledge that this Agreement may be posted on the Board's Internet website at www.cps.edu.

32. Abatement. Should any action of Licensor or other event described in this Agreement prevent Licensee from using the Premises for its permitted Use Time, Licensee shall not be responsible for the portion of the monthly License Fee equivalent to the number of Sundays or hours that Licensee was unable to use the Premises based upon the hourly rates and Sunday rate set forth in Section 5 above.

33. Licensee Authorized to Sign. This Agreement shall not be binding until signed by all parties. The persons signing this Agreement represent and warrant that they are duly authorized to sign this Agreement and have full and complete authority to commit their respective parties to all terms and conditions of this Agreement, which shall constitute valid, binding obligations of the parties.

34. No Endorsement; Non-Affiliation. It is expressly understood and agreed by the parties that this Agreement shall not constitute an endorsement of the Licensee by the Licensor and that the Licensor does not directly or indirectly, sponsor or endorse Licensee's activities, religious beliefs or practices, or philosophies. Nothing herein shall be construed as creating a relationship of partners, joint ventures or other such or similar relationship between the parties hereto.

35. Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original, and both of which taken together shall constitute one and the same document. This Agreement shall be considered effective and binding once it has been executed by both parties. A signature delivered in electronic format or by facsimile shall be considered binding for both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date written below.

LICENSOR:
Board of Education of the City of Chicago

By: Signed by: _____
Macquline King, Ed.D
Interim Superintendent/Chief Executive Officer

Date: 1/3/2026 | 4:51:11 PM CST

COO Report: 25-1223-COO19

Approved as to legal form:

By: Signed by: Elizabeth Barton DS _____
Elizabeth L. Barton
Acting General Counsel

LICENSEE:
Bright Star Church of God in Christ

By: _____

Name: Tanya Anthony

Title: Business Administrator

Date: 1/2/26

December 23, 2025

25-1223-COO-19
CHIEF OPERATING OFFICER'S REPORT
AUTHORIZE LICENSE AGREEMENT WITH BRIGHT STAR CHURCH OF GOD IN CHRIST FOR USE OF COLMAN ADMINISTRATIVE BUILDINGBY MCCUTCHEON SCHOOL

The General Counsel is hereby authorized to prepare the license agreement with Bright Star Church of God in Christ in accordance with the terms contained herein. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of this COO Report, unless further extended by the Chief Operating Officer.

LICENSEE: Bright Star Church of God in Christ
4518 S. Cottage Grove Avenue
Chicago, IL 60653
ATTN: Pastor Chris Harris, Sr.
Phone: 773-712-6027
Email: pastorharris@brightstarcogic.com

LICENSOR: Board of Education of the City of Chicago

PREMISES: The auditorium on the first floor ("Auditorium"), the gymnasium on the third floor ("Gymnasium") and the men's and women's toilets on the first floor of the Colman Administrative Building located at 4655 S. Dearborn Street, Chicago, Illinois 60609; and the parking lot Parking Lot.

USE: Licensee shall use and occupy the Premises for the sole purpose of conducting worship services and related special events. Licensee shall have the right to utilize the Premises only on Sundays from 8:00 a.m. until 2:00 p.m. (the "Use Time").

TERM: The term of this License Agreement shall commence upon signature (the "Effective Date") and shall remain in effect for a period of three (3) years from the Effective Date.

LICENSE FEE: Licensee shall pay in advance on the first calendar day of each month, a monthly license fee in the amount of $12,581.83 ("License Fee") for an annual cost of $142,662.00. Notwithstanding the full annual operating cost of the Premises (currently estimated at $142,662.00), Licensor applies a "Temporary Cost Alignment Adjustment" of $50,462.00 to align the License Fee with Licensee's prior use of Kenwood High School, resulting in an annual license fee of $92,200.00 payable in monthly installments of $7,683.33.

EARLY TERMINATION: The Board shall have the right to terminate upon 30 days prior notice to the Licensee.

OTHER TERMS AND CONDITIONS: All other terms of the license agreement shall remain the same.

FINANCIAL: Total rent: $276,600

Submitted for Consideration:

DocuSigned by:
Jason Powell
E4EBE650D31644E...

Jason Powell
Property Manager

Approved:

Stephen Stults
Director of Real Estate