

This Agreement will be posted on the CPS website.

AMENDMENT TO LICENSE AGREEMENT

THIS AMENDMENT TO LICENSE AGREEMENT (“Amendment”) 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. Licensor and Licensee are parties to a License Agreement dated January 3, 2026, for Licensee’s use of space within the Building.
- C. Licensee has requested use of an additional room, use time on Saturday, permission to place a storage pod in the Parking Lot and for access to the Board’s hardwired Ethernet connection for streaming purposes.
- D. The parties mutually desire to amend the Agreement for the above referenced purposes upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. **Incorporation of Recitals.** The foregoing recitals constitute an integral part of this Amendment and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.
- 2. **Defined Terms.** All of the defined terms used herein shall have the same meaning as in the Agreement unless otherwise stated herein or the context clearly requires a different meaning or connotation. Except as expressly provided in this Amendment, all terms and conditions of the Agreement are and shall remain in full force and effect during the Term.
- 3. **Premises.** Licensee has requested and is granted permission to use additional space on the fourth floor of the Building for Pastor’s use on Sundays. The ‘Premises’ is hereby amended to include that additional space and hereafter shall be defined as: Room 407 on the fourth floor (“Room 407”), 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, second and third floors; and the parking lot (“Parking Lot”, which together with the foregoing are collectively referred to as the “Premises”).
- 4. **Limitation on License.** The parties hereby amend the Agreement by deleting Section 2.A in its entirety and replacing it with the following:
 - A. Licensee shall have the right to utilize the Premises only on Saturdays from 10:00 a.m. until 2:00 p.m. and Sundays from 7:00 a.m. until 2:00 p.m. (the “Use Time”).

Licensee may access the Premises on Saturdays solely for non-programmatic setup and breakdown activities directly related to the permitted Sunday use. Saturday access shall not include worship services, assemblies, rehearsals, meetings, or any other programmatic or congregational activity. Saturday access is incidental, temporary, and provided solely at Licensor's discretion. Licensor may revoke Saturday access immediately, with or without cause and without notice, and such revocation shall not constitute a breach of this Agreement or entitle Licensee to any refund, damages, or accommodation.

Licensee acknowledges that no custodial, IT, or other facility support services shall be provided on Saturdays. Licensee accepts the Premises in its existing condition for Saturday access and assumes all risk associated with such access.

Licensee is permitted limited access to Room 407 on Sundays solely for personal, non-programmatic, non-assembly use, and only during the permitted Sunday Use Time. Use of Room 407 shall not include worship services, meetings, counseling, rehearsals, storage, or any activity involving multiple participants. Licensee acknowledges that access to Room 407 is temporary, revocable at will, and provided solely at Licensor's discretion. Licensor may revoke or modify Licensee's access to Room 407 immediately, with or without cause and without notice, and such revocation shall not constitute a breach of this Agreement nor entitle Licensee to any refund, damages, or alternative space. Licensee shall not install signage, symbols, furniture, equipment, or personal property in Room 407, and shall leave the room in the same condition after each use. Licensor retains superior access rights to Room 407 at all times and may use or reassign the room as needed for district purposes.

Licensee shall enter the Building through such doors as directed by Licensor for ingress to and egress from the Premises.

Licensee is not permitted to use any of Licensor's audio-visual equipment, cameras, monitors, projectors, sound mixing boards, speakers or other equipment located in the Auditorium or elsewhere on the Premises.

Licensee may place a single storage pod no larger than 8' x 16' in the northeast corner of the Parking Lot solely as a temporary accommodation, subject to Licensor's ongoing discretion. Licensee acknowledges that the storage pod is not a right and does not confer any possessory interest. Licensor reserves the right to require Licensee, at Licensee's cost and expense, to relocate or remove the storage pod immediately, with or without cause and without notice, at Licensor's discretion. The storage pod shall not be connected to utilities, power, data, lighting, or security systems and shall not display signage, branding, or markings. Licensee shall be solely responsible for procuring, securing, insuring, maintaining, and monitoring the storage pod and its contents. Licensor shall have no responsibility or liability for loss, damage, theft, vandalism, or access to the storage pod or its contents, regardless of cause. Licensee waives any claim for damages, relocation costs or interruption of use arising from removal, relocation, or restriction of the storage pod. Licensee shall not use any other portion of Licensor's Property for storage and shall remove all of its personal property and equipment from the Premises after each use. Licensee's personal property and equipment, including the storage pod, shall not obstruct day-to-day deliveries or operations at the Building.

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.

5. License Fee. The parties hereby amend the Agreement by deleting Sections 5.1 and 5.2. and the hourly rate chart in Section 5.5 and replacing them with the following:

5.1. Licensee shall pay in advance on the first calendar day of each month, a monthly license fee in the amount of \$19,043.66 (“License Fee”) for an annual cost of \$228,523.88. 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 \$3,338.50 and a per Saturday rate of \$1,056.19.

5.2. Notwithstanding the full annual operating cost of the Premises (currently estimated at \$228,523.88), 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 \$178,061.88 payable in monthly installments of \$14,838.49. This Temporary Cost Alignment Adjustment is time-bound and subject to annual review and modification based on actual costs. The Temporary Cost Alignment Adjustment shall not apply to any Saturday access, additional rooms, storage accommodations, network access, or any other expanded use permitted under this Amendment. All such expanded uses shall be subject to full cost recovery, without adjustment.

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

Sunday Hourly Rates	Sunday Itemized Cost	Saturday Hourly Rates	Saturday Itemized Cost
Engineer hourly cost (6 hours @ \$160/hour)	\$960.00	Engineer hourly cost (4 hours @ \$120/hour)	\$480.00
Custodian hourly cost (6 hours @ \$80/hour)	\$480.00	NA (No custodial services shall be provided on Saturdays)	NA
Security hourly cost (2 guards req / \$80 hour each for 7 hours)	\$1,120.00	Security hourly cost (2 guards req / \$60 hour each for 4 hours)	\$480.00
Storage Pod Fee (\$115 weekly)	\$115.00	(Covered in Sunday charge)	NA
Parking lot @ \$50 /hour (7 hours)	Waived (\$350.00)	Parking lot @ \$50 /hour (4 hours)	Waived (\$200.00)
Auditorium rental fee @ \$175/hour	Waived (\$1,050.00)	Auditorium rental fee @ \$175/hour	Waived (\$700.00)
Gymnasium rental fee @ \$100/hour	Waived (\$600.00)	Gymnasium rental fee @ \$100/hour	Waived (\$400.00)

Room 407 (\$80/hour x 6 hours)	\$480.00	Room (\$80/hour x 4 hours)	NA
Facility Fee (Increases 3% annually)	\$183.50	Facility Fee (Increases 3% annually)	\$96.19
Total Daily Sunday Cost	\$3,338.50	Total Daily Saturday Cost	\$1,056.19
Annual cost (52 weeks)	\$173,602.00	Annual cost (52 weeks)	\$54,921.88
Fee Adjustment	\$50,462.00	Fee Adjustment	\$0.00
Adjusted Annual Fee	\$123,140.00	Adjusted Annual Fee	\$54,921.88
Total Amended Saturday & Sunday Cost (Annual) = \$178,061.88			
Amended Monthly Cost = \$14,838.49			

6. Additional Terms. The Agreement is amended to add a new Section 36, Additional Terms and Conditions:

36. Additional Terms and Conditions:

36.1 Use of the Board’s Network. If at any time, Licensee has access to the Board’s computer network, Licensee warrants that it is and shall remain in compliance with the Board’s Information Security Policy adopted August 28, 2019 (19-0828-PO1), and the Board’s Staff Acceptable Use Policy, adopted August 28, 2019 (19-0828-PO3), both as may be amended from time to time, which policies are hereby incorporated by reference into and made a part of the Agreement as fully set forth herein.

36.2 Guest Network Access. Any access provided to the Board’s network shall be limited exclusively to the Board’s guest network, if available, and is provided solely as a convenience. Licensor makes no representations or warranties regarding availability, performance, speed, security, or reliability of the guest network.

Licensee acknowledges that network access is non-essential to the Agreement, is provided on a best-effort basis only, and may be interrupted, restricted, throttled, or disabled at any time, with or without notice, for any reason, including operational, security, or policy considerations.

Licensor shall have no obligation to provide technical support, troubleshooting, or restoration of service. Licensee assumes all risk associated with reliance on the guest network and waives any claim arising from interruption, degradation, or loss of connectivity.

36.3 Data Connection and Infrastructure Installation for Balcony Usage. In the event Licensee requests installation of a dedicated data connection (e.g., for use of the balcony as a media hub or additional stage connectivity), the following terms and conditions shall apply:

- A. Coordination: All network infrastructure work, including the installation of data drops, must be managed exclusively by CPS Infrastructure Network/Telecom Services and performed by a CPS-authorized vendor.
- B. Costs and Payment: The Licensee shall be responsible for all costs and expenses associated with the installation. The Board will provide a pro forma invoice detailing the scope of work and associated fees.
- C. Approval: No work shall commence on the installation until the Licensee has approved the pro forma invoice in writing and payment for the full amount of the invoice has been received by the Board.
- D. Ownership: All equipment and infrastructure installed within the Building related to the network infrastructure work shall be and remain the property of the Board and Licensee shall not be entitled to any payment or reimbursement therefore at the termination or expiration of the Agreement.

7. Original Agreement. Except as stated in this Amendment, all other terms of the Agreement remain in full force and effect.

8. Freedom of Information Act. Licensee acknowledges that this Amendment and all documents submitted to the Board related to this contract are a matter of public record and are subject to the Illinois Freedom of Information Act (52 ILCS 140/1) and any other comparable state and federal laws and that this Amendment is subject to reporting requirements under 105 ILCS 5/10-20.44. Licensee further acknowledges that this Amendment shall be posted on the Board's website at www.cps.edu.

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


10. Counterparts and Electronic Signatures. This Amendment 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 Amendment 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.


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

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

LICENSOR:
Board of Education of the City of Chicago

LICENSEE:
Bright Star Church of God in Christ

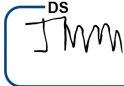
Signed by: 
By: _____
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Macquiline King, Ed. D
Interim Superintendent/Chief Executive
Officer

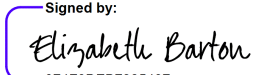
By: 
Name: Pastor Chris Harris
Title: Chief Executive Officer

Date: 1/17/2026 | 8:34:14 AM CST

Date: January 16, 2026

Board Rule 7-13

Approved as to legal form: 

Signed by: 
By: _____
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Elizabeth K. Barton
Acting General Counsel