

This Agreement will be posted on the CPS website.

PARKING LICENSE AGREEMENT
(Lincoln Park High School)

THIS PARKING LICENSE AGREEMENT (the "License" or "Agreement") is entered into as of the date of the last signatory below ("Effective Date"), by and between the Board of Education of the City of Chicago, a body politic and corporate (the "Licensor" or "Board") and Rapid Valet Parking LLC, an Illinois limited liability company (the "Licensee").

RECITALS

A. Licensor is the beneficial owner of the real property including the surface parking lots located at 2001 N Orchard St, Chicago, Illinois (such real property and the parking lot are hereinafter collectively referred to as the "Property") that serves Lincoln Park High School, (the "School"). The parties acknowledge that record legal title to the Property may be held by the City of Chicago In Trust for the Use of Schools or the Public Building Commission of Chicago (each as the case may be referred to hereinafter as "Titleholder"); and

B. Licensor has agreed to make certain parking areas on the Property available for use pursuant to this Agreement; and

C. Licensee desires to secure use of the parking areas under this Agreement for parking pursuant to the terms and conditions set forth below.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein as if set forth in full, and in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. Grant of License. Licensor hereby grants to Licensee and its contractors, agents, officers, directors, employees, members, invitees and guests (collectively "Licensee Group") the non-exclusive right, privilege and license, subject to the terms and provisions of this Agreement, to possess and occupy the following areas:

A portion of the surface parking lot containing approximately 50 parking spaces, located on the southwest side of the School near the northwest corner of W. Armitage Avenue and N. Burling Street, (the "Premises" or "Surface Lot") identified on the site plan attached hereto as **Exhibit A**.

The license granted to Licensee hereunder shall not create in or convey to Licensee any interest, including that of an easement or a lease, in the Premises.

2. Term of License. The term of the License shall commence on the Effective Date and continue for one (1) year thereafter (the "Term") unless terminated sooner in accordance with Paragraph 4 of this Agreement; *provided however*, that Licensee shall not commence use of the Premises until it has obtained all City permits, licenses, and authorizations required to operate the Surface Lot.

[Licensee represents and warrants that it has obtained all required authorizations to operate the Surface Lot as of the Effective Date and upon request of Licensor, shall provide Licensor with a copy of

This Agreement will be posted on the CPS website.

all such permits, licenses and authorizations. The required City license was issued on July 1 2025 and expires on June 30 2026.]

OR

[Licensee has not obtained all City permits, licenses, and authorizations required to operate the Surface Lot as of the Effective Date. Prior to commencing use of the Premises, Licensee shall provide written notice in the form attached hereto as **Exhibit B** (the “Commencement Notice”) to Licensor’s Director of Real Estate that it has obtained all required permits, licenses, and authorizations from the City of Chicago (the “City”) to begin parking operations at the Surface Lot The Commencement Notice may be sent by email and shall list the issuance date and end date of the City business license/permit/authorization to operate at the Surface Lot Licensee shall also provide Licensor with a copy of such license, permit or authorization at Licensor’s request. The Commencement Notice shall be approved and countersigned by the Licensor’s Director of Real Estate and be deemed incorporated into and made a part of this Agreement. The date of approval by Licensor’s Director of Real Estate shall be the “Commencement Date” for Licensee to commence use of the Premises.]

3. Renewal Option. Licensee shall have one (1) renewal option for a term of one (1) year. Licensee shall provide notice to the School, or Licensor’s Real Estate Department whether it will exercise this option by January 1, 2027.

4. Early Termination. Licensor may terminate this Agreement with cause at any time upon at least ten (10) days’ advance written notice if Licensee is in default under this Agreement or Licensor determines, in its reasonable discretion, that the use of the Premises compromises or in any way interferes with the safety or security of the School and may terminate for convenience upon at least ninety (90) days written notice to the Licensee. Notice shall be given as provided in Paragraph 22 herein. This Agreement shall automatically terminate in the event that Licensee’s City license, permit or authorization to operate the Surface Lot expires, lapses or is revoked. Either party may terminate this Agreement in the event of a public health emergency that significantly impacts the operations of either party or the designated Use or such other event which would constitute a force majeure (as defined in Paragraph 38 of this Agreement), by providing five (5) days advance written notice to the other party.

5. Limitations on License. Licensee hereby acknowledges and agrees that the License granted hereunder is for the sole purpose of parking non-commercial passenger vehicles (the “Use”) for Licensee and Licensee’s Group, subject to the following limitations and restrictions:

A. Licensee may use the Premises only on the days and times identified below (the “Permitted Use Time”):

Schedule of Available Parking Spaces for Use by Licensee*	
School Year M-F daytime (7am - 6:00pm)	0
School Year M-F nights (6:00pm - 7am)	50

This Agreement will be posted on the CPS website.

School Year Weekends (Fri. from 6:00pm - 7am on Mon.)	50
Summer M-F daytime (7am - 6:00pm)	50
Summer M-F nights (6pm - 7am)	50
Summer Weekends (Fri. from 6pm - 7am on Mon.)	50
Reserved spaces for staff 24/7	N/A

* for purposes of this Agreement, the School Year is considered to start when school clerks return from the summer through the last day teachers are in school per the CPS calendar which is published annually on the CPS website (see <https://www.cps.edu/globalassets/cps-pages/calendar/25-26/cps-family-calendar-english-25-26.pdf>).

- B. If applicable, any 'reserved spots' identified herein are reserved 24/7 for School administrators, staff, or visitors and are not included in the Premises. Vehicles shall not be double parked in the Surface Lot and the lot capacity shall not be exceeded. Licensee shall not permit vehicles to be repaired on the Premises and no storage containers, equipment, trailers, motor homes, commercial vehicles or boats may be parked or stored on the Premises.
- C. On days when school is in session, Licensee shall contact the School engineer/building manager or the School Principal before towing any vehicles to ensure that the vehicles of parents, school visitors, or staff are not towed. In addition, Licensee shall contact the School Principal and Assistant Principal to discuss best practices to ensure that visitors and staff working late or overnight are not denied parking and that their vehicles are not towed. Licensee shall provide a readily available contact person that the School can contact to notify Licensee of scheduled school events, emergencies, or other issues. The initial contacts for the parties at the time of execution of this Agreement for the purposes of this Paragraph are:

School contacts:

Eric Steinmiller, Principal
easteinmille@cps.edu
773-534-8140

Licensee contacts:

Rapid Valet Parking LLC
Attn: Victor Garcia
6326 N Maplewood Ave
Chicago, IL 60659
victor@rapidvaletparking.net
773-895-6262

- D. Licensee shall regularly communicate with the School Principal and regularly monitor CPS.edu, the yearly CPS academic calendar, and the news for district-wide closures, holidays, closings, re-openings, strikes, changes in the calendars, bell times changes, snow days, construction, street closures, and other events that may affect lot schedules and Licensee's usage.
- E. Licensee shall be available for feedback from the community via the local alderman's office and promptly and timely address concerns by the alderman's office. Licensee shall provide a representative to attend any community or aldermanic meetings called to assess Licensee's use of the Premises and the impact on the community when requested.
- F. Licensee acknowledges that the primary function of the Premises is in connection with the operation of the School. Licensee's license hereunder is subordinate to and ancillary to School operations. Licensee agrees that: (a) Licensee shall conduct its operations on the Premises in a manner that will not interfere with, interrupt, disturb or disrupt in any manner the operation of the School; (b) Licensee's Use shall not be exclusive and that Licensor (including its employees, agents, invitees, students and their parents and family members) retains the right to use the Premises for its own purposes, which purposes shall, at all times, remain paramount to and have priority over Licensee's rights hereunder; and (c) without any reduction in the License Fee (set forth below), upon not less than fourteen (14) days' notice from Licensor to the Licensee (which notice may be by email), the Licensor shall have the right to use the Premises for special functions, including but not limited to, graduation, report card pickup day, and parent teacher conferences; provided that such use may not occur more than five (5) times during any given license year during the Term or any Extension Term. "License year" for purposes of this Agreement shall mean a period of 12 consecutive calendar months that begins on the Effective Date.
- G. Licensee acknowledges that the Premises is scheduled to be resurfaced sometime during the term of this agreement, and that Licensee will be unable to use the Surface Lot for an indeterminate amount of time in preparation of, during, and following completion of, the resurfacing. Licensor shall inform Licensee when it ascertains the approximate work schedule of the resurfacing.

6. License Fee.

A. During the Term and any Extension Term, Licensee shall pay a monthly license fee ("License Fee") of \$2,500. Payment of the monthly License Fee is due in advance by the first day of each month. If the first day of the month falls on a Saturday, Sunday or holiday, payment shall be due on the first business day following. For any partial month, the monthly License Fee shall be pro-rated accordingly, based upon a 30-day month.

B. [Intentionally Omitted.]

C. Any monthly License Fee not received by the fifth (5th) day of the month shall be assessed a late payment fee equal to five percent (5%) of the total amount of the outstanding monthly License Fee.

This Agreement will be posted on the CPS website.

- D. The License Fee shall be payable to "Board of Education of the City of Chicago" and shall be sent to the following:

Chicago Public Schools
ATTN: Accounts Receivable
42 West Madison Street
Chicago, IL 60602

Payment may be made via ACH. Licensee shall contact the Real Estate Department for information on setting up such payments if desired. All payments, whether by ACH or check, shall specify in detail to which month the payment applies.

7. Costs and Expenses:

- A. Any and all costs, expenses or fees arising out of or relating to the grant of the License or the Use shall be borne by Licensee, including, without limitation, permit or approval fees, taxes, and insurance premiums.
- B. In particular and without limitation, Licensee shall be responsible for the payment when due of any leasehold or similar tax that may be imposed upon Licensor as a result of or related in any way to this License. Moreover, Licensee shall be responsible for the payment when due of any and all taxes that may be imposed with regard to the operation of a parking lot on the Premises, including without limitation all applicable City of Chicago and Cook County parking taxes, being those assessed pursuant to the City of Chicago Parking Lot And Garage Operations Tax Ordinance, MCC ch. 4-236, and the Cook County Parking Lot And Garage Operation Tax Ordinance, CCO 13-0-34 (both as may be amended from time to time). Licensee shall provide evidence satisfactory to Licensor of timely payment of each of the foregoing taxes promptly upon written request.

8. Compliance with Laws. Licensee agrees, for itself and Licensee Group, at Licensee's sole cost and expense, to fully comply with all applicable laws, codes, statutes, ordinances and regulations, applicable to this License or to the Use including but not limited to:

- A. Zoning and business laws, ordinances and regulations requiring a permit, license, tax or fee payment, certificate or other authorization and any renewals, extensions or continuance of the same. The foregoing expressly includes any city parking or garage tax, valet operating licenses, and necessary zoning changes or variances. The foregoing also expressly includes obeying traffic laws, signs and signals. Licensee shall provide copies of the foregoing upon Licensor's request. Licensee shall be responsible for the same even if the lack thereof would be enforced against Licensor. At Licensor's request, Licensee shall furnish copies of applicable documentation of compliance with law.
- B. Prohibition against the bringing, storing, disturbing, discharging or maintaining Hazardous Substances (as defined below) onto Licensor's Property. For purposes of this License, "Hazardous Substances" shall mean asbestos, suspect asbestos, lead-based paint, polychlorinated biphenyls as these terms are defined in the Toxic Substances Control Act, 15 U.S.C. Section 2601-2692, or regulations promulgated thereunder; source, special or byproduct nuclear materials, radioactive waste, high-level or low level radioactive waste, or transuranic waste as defined in the Atomic Energy Act, 42 U.S.C. Sections 2014, *et seq.*, or regulations promulgated thereunder; and any "hazardous substance" as defined by 415

This Agreement will be posted on the CPS website.

ILCS 3.215; petroleum products or by-products; “hazardous waste” as defined by Section 5/3.15 of the Act (415 ILCS 5/3.15) or by 35 IAC 721.03; “hazardous material” as defined by 430 ILCS 50/2.05; “waste” as defined by 415 ILCS 5/3.435.

- C. Licensee immediately shall forward to Licensor a copy of any notice relating to Licensor’s Property that Licensee may receive from any governmental authority or agency, including but not limited to municipal or county building inspectors and the fire department, regarding any alleged violation of applicable laws. Licensee shall promptly provide notice to Licensor of any inspections scheduled to be performed by any governmental authority or agency. If an inspection was unannounced, Licensee shall promptly provide notice to Licensor after the inspection has been performed.

To the extent Licensor is obligated to pay for costs and expenses associated with any of the preceding requirements, Licensee shall reimburse Licensor within ten (10) days after receipt of written notice from Licensor.

9. Maintenance.

- A. Licensee shall, at its sole cost and expense, be responsible for maintaining the Premises in clean and good order during the Permitted Use Time and promptly removing and disposing of all debris and trash after each use.
- B. If Licensee or Licensee Group cause any damage, exclusive of ordinary wear and tear, to any portion of Licensor’s Property, including but not limited to the Surface Lot, Licensee shall be responsible for all costs associated with Licensor’s repair of the damage whether or not such costs are covered by Licensee’s insurance. Upon termination or expiration of this Agreement, Licensee shall return the Premises to the Licensor in the same or better condition than received, excepting ordinary wear and tear after last required repair or replacement excepted.
- C. When snow accumulates more than two inches on the Premises during the Permitted Use Time (with the exception of school-year daytime hours between 7:00 a.m. and 6:00 p.m. on Mondays through Fridays), Licensee shall be responsible for the snow removal. If Licensee fails to remove snow or requests Licensor to remove the snow, Licensee shall reimburse the Licensor, on demand, the actual cost of the removal.
- D. Licensor shall have the right to temporarily close the Premises or certain areas therein to perform necessary repairs, maintenance and improvements upon at least fourteen (14) days’ notice except in the case of emergency situations, in which case Licensor shall provide as much reasonable notice to Licensee as possible.

10. Signage, Alterations and Modifications, Vehicles/Property Left on Premises.

- A. Licensee shall not without (i) prior written consent from Licensor’s Chief Facility Officer or Director of Real Estate, and (ii) written proof the Premises is zoned to allow any such signage, place any signage on, or otherwise alter, modify, improve or change the Premises. Any request from Licensee to place signage on, or otherwise alter, modify, improve or change the Premises must include drawings or a detailed written proposal of any such requested changes. All Licensor approved signage, alterations, modifications, permits, improvements or changes shall be at the sole cost and expense of Licensee.

This Agreement will be posted on the CPS website.

- B. The parties acknowledge and agree that no equipment or fixtures may be placed on the Premises by Licensee without Licensor's prior written consent and payment by Licensee of an equipment deposit ("Equipment Deposit"). Further, Licensee agrees that if any approved equipment is installed that restricts access to the Premises, Licensee shall ensure such equipment will not prohibit or hinder Licensor's use of or access to the Premises. Licensor shall have no liability for any equipment or fixtures of Licensee, except to the extent any such damages are caused by the negligence or intentional misconduct of Licensor or its employees.
- C. If Licensee places approved equipment or fixtures on the Premises, the parties agree that upon expiration or earlier termination of this Agreement (after any extensions or renewals hereof), Licensee shall, at its sole cost, and if directed by Licensor, remove all equipment and fixtures from the Premises and restore the Premises to its original condition as it existed at the commencement of this Agreement, excepting ordinary wear and tear. Licensor has a right of first refusal to keep any such equipment or fixtures on the Premises, in its sole discretion and at no cost to Licensor. In the event Licensee fails to restore the Premises to the condition required herein within fourteen (14) days after termination of this Agreement, Licensor shall use the Equipment Deposit to restore the Premises. In the event the actual cost of restoring the Premises exceeds the amount of the Equipment Deposit, Licensor shall provide notice of such additional amount to Licensee, and Licensee shall pay to Licensor any such amount within thirty (30) days after written notice from Licensor. If the Premises are restored by Licensee as required in this Agreement, Licensor shall return any Equipment Deposit to Licensee within sixty (60) days of Licensee's completion of any required restoration.
- D. Except for emergency repairs, Licensee shall not permit work to be performed on any vehicle while located on the Premises. No vehicle or other property of Licensee or entrusted to Licensee may be left on the Premises outside the Permitted Use Time. Any vehicle left on the Premises outside the Permitted Use Time is subject to towing at the direction of the Licensor, and any costs associated with such towing are the responsibility of the Licensee; provided that, prior to towing, Licensor shall contact Licensee to allow Licensee to make reasonable efforts to resolve the matter. In the event that a vehicle or other property of Licensee or entrusted to Licensee is unable to be removed by that time, Licensee must contact Licensor to request authorization for such property/vehicle to remain on the Premises for an additional period of time. Such authorization is in Licensor's sole discretion and must be in writing. If Licensor does not grant authorization or if such property or vehicle remains on the Premises beyond the period authorized in writing by Licensor, Licensor may at its option, have the vehicle towed or allow the vehicle to remain and charge a daily fee of \$100 per vehicle and Licensor may dispose of such other property, without any liability to Licensor. Licensor shall not be responsible for damage to such property or vehicle.

11. Indemnification.

- A. All personal property situated in or on Licensor's Property and belonging to or being used by Licensee or Licensee Group shall be at the risk of Licensee or such other person only, and Licensor shall not be liable for damage thereto or theft, misappropriation or loss thereof unless caused by the wrongful acts, omissions or negligence of Licensor.

This Agreement will be posted on the CPS website.

- B. To the fullest extent permitted by applicable law, Licensee, its successors and assigns, shall indemnify, defend (with counsel acceptable to Licensor) and hold harmless Licensor and Titleholder (solely in its capacity as titleholder), and their respective board members, officers, directors, employees, agents, affiliates, and representatives, and all other parties claiming by, through or under any of the preceding (collectively, "Indemnified Parties"), from and against any and all claims, obligations, liens, encumbrances, demands, injuries (including without limitation damage to property and personal injury), liabilities, penalties, causes of action, and costs and expenses, including, without limitation, orders, judgments, fines, forfeitures, amounts paid in settlement, court costs and reasonable attorney's fees ("Claims") resulting in whole or in part from: (i) the occupancy or Use of the Premises by Licensee or Licensee Group; (ii) the acts or omissions of Licensee or Licensee Group, occurring or alleged to have occurred in whole or in part in connection with the use, occupancy or possession of Licensor's Property (whether negligent, willful, wrongful or otherwise); (iii) a violation of any laws, statutes, codes, ordinances or regulations by Licensee or Licensee Group; and/or (iv) any breach, default, violation or nonperformance by Licensee of any term, covenant, condition, duty or obligation provided in this Agreement.

The Licensee shall be solely responsible for the defense of any and all Claims against the Indemnified Parties, including without limitation, claims by any members of Licensee Group. The Licensor shall have the right, at its own expense, to participate in the defense of any suit, without relieving the Licensee of any of its obligations hereunder. Licensor retains final approval of any and all settlements or legal strategies which involve the interest of the Licensor.

The Licensee shall promptly provide, or cause to be provided, to the Board's Chief Operating Officer (or Chief Facilities Officer) and General Counsel, copies of such notices as the Licensee may receive of any Claims for which the Indemnified Parties are entitled to indemnification hereunder and to give the Indemnified Parties authority, information, and assistance for the defense of any such Claims.

- C. Licensee's obligations of defense and indemnification hereunder, repair and maintenance hereunder, and payment shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable by or for Licensee under workmen's compensation acts, disability benefit acts or other employee benefit acts or by Licensee's insurance coverages. To the extent permissible by law, Licensee waives any limits to the amount of its obligations to defend, indemnify, hold harmless, or contribute to any sums due under any losses, including any claim by any employee of Licensee that may be subject to the Workers Compensation Act, 820 ILCS 305/1 *et seq.* or any other related law or judicial decision (such as *Kotecki v. Cyclops Welding Corporation*, 146 Ill. 2d 155 (1991)).

This Paragraph 11 shall survive the expiration or earlier revocation or termination of this License. In the event that the applicable law prohibits enforcement of any part of this Paragraph as written, then such provision shall be modified to provide the maximum indemnification allowable under that applicable law.

12. Condition of Premises; Assumption of Risk. No agreements or representations have been made to Licensee regarding the conditions of the Premises, its suitability for the stated Use, or whether it is zoned properly for Licensee's intended Use. Licensee has examined and knows the condition of the Surface Parking Lot and all areas in or around Licensor's Property which Licensee may use in accordance with the terms and conditions hereof and accepts the Premises and all areas in or around Licensor's Property in "AS-IS", "WHERE-IS" condition without warranties of any kind.

Licensee acknowledges and agrees that by Use of the Premises, Licensee assumes all risk of loss or damage to property, including, without limitation, property damage, and all risk of personal injury, including but not limited to death, and releases Licensor and Titleholder, and their respective board members, officers, directors, employees, agents, affiliates, and representatives, and all other parties claiming by, through or under any of the preceding (collectively, the "Released Parties"), from and waives all claims for damages to person or property sustained by Licensee, regardless of the cause thereof, provided no negligence or unlawful conduct of the Released Parties resulted in the loss or damages.

13. Security. Licensee acknowledges that at all times during the Permitted Use Time, it shall maintain security measures appropriate to reasonably protect the Premises, including the staffing of personnel as may be reasonably necessary to safely operate the Premises for parking. Licensee understands and expressly agrees that Licensor shall not: (i) accept any vehicle in bailment or for safekeeping; (ii) be responsible for loss or damage to any vehicle or its contents by fire, vandalism, theft or any other cause; and/or (iii) have any duty to provide security or to protect individuals using Licensor's Property, or vehicles located on or around Licensor's Property, from criminal activities.

14. Insurance Requirements. Licensee must provide and maintain at Licensee's own expense, for the duration of this Agreement, the minimum insurance coverages specified below, insuring all operations related to this Agreement. Licensee shall provide Licensor with a certificate of such insurance upon execution of this Agreement. All insurers shall be licensed by the State of Illinois and rated A-VII or better by A.M. Best or a comparable rating service. Minimum insurance requirements are:

A. Workers Compensation and Employers Liability. 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 Licensee's employees who perform work at the Premises, with limits of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence.

B. Commercial General Liability (Primary and Umbrella). 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 premises and operations, contractual liability, independent contractors, products/completed operations (for a minimum of two (2) years following completion), and defense. Such coverage must specifically include and may not exclude coverage for sexual abuse or molestation.

C. Automobile Liability (Primary and Umbrella). When any motor vehicles (owned, non-owned and hired) are used in connection with the Use of the Premises, Licensee must provide Automobile Liability Insurance, with limits of not less than One Million and 00/100 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 Two Million and 00/100 Dollars (\$2,000,000.00) per occurrence, which will provide additional limits for Commercial General Liability Insurance and Automobile Liability Insurance.

E. Garage Keepers Legal Liability. If the Premises includes a garage or if Licensee will use valet services, Garage Keepers Legal Liability with limits of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence, is required.

This Agreement will be posted on the CPS website.

F. Additional Insured. Licensee shall have its General, Umbrella/Excess, Garage Keepers Legal Liability, and Automobile Liability Insurance policies endorsed to provide that "the Board of Education of the City of Chicago, a body politic and corporate, Titleholder, and their members, employees and agents, and any other entity 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" with respect to liability arising out of the activities of Licensee, its agents, representatives, or employees.

G. Insurance Certificates. Before the beginning of the Term and prior to Licensee's use of the Premises, Licensee will have its insurance company or its representative submit an insurance certificate evidencing insurance coverage maintained by Licensee and indicating that the Board of Education of the City of Chicago, a body politic and corporate, and its members, employees and agents, and such other entities as may be designated by Licensor are listed as on a primary basis without recourse or right of contribution. The Certificate must provide for sixty (60) days prior written notice to Licensor of material change, cancellation or non-renewal of any policy maintained by Licensee and be given to:

Board of Education of the City of Chicago Department of Risk Management
42 West Madison Street, 2nd Floor Chicago, Illinois 60602
Attn: riskmanagement@cps.edu
Fax: (773) 553-3326

H. Licensee's failure to carry or document required insurance shall constitute a breach of this Agreement and any failure by the Licensor to demand or receive proof of insurance coverage shall not constitute a waiver of Licensee's obligation to obtain the required insurance. Licensor will not allow Licensee to use the Premises if satisfactory proof of insurance is not provided. Licensor reserves the right to obtain copies of insurance policies and insurance records by written request at any time from the Licensee and to modify, delete, alter or change insurance requirements at any time.

I. Licensee shall require any subcontractors performing under this License to maintain comparable insurance which shall name Licensee, Licensor (inclusive of its members, employees and agents), Titleholder solely in its capacity as titleholder, and any other entity designated by Licensor as Additional Insureds. If Licensee has subcontractor(s), Licensee shall maintain a file of subcontractor's insurance certificates evidencing compliance with these requirements.

J. Licensee agrees that its insurers waive their rights of subrogation against Licensor (and against Titleholder solely in its capacity as titleholder).

K. 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 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

15. Safety Issues. Licensee shall promptly notify Licensor's Safety & Security Office of any safety concerns regarding the Premises or its Use of the Premises under this Agreement. Licensee is responsible for using the Premises in a safe manner. In the event of any significant injury or damage to or on the Premises, Licensee will use its best efforts to inform Licensor as soon as possible but in no event later than forty-eight (48) hours of such event. Licensee shall notify Board's Student Safety Center of any such safety issues by calling (773) 553-3335, which is available 24/7. Failure to timely provide such notice shall constitute a material breach of this Agreement.

16. Non-Discrimination: During the Term and any extension thereof, Licensee covenants as follows:

A. Unlawful Employment Practices. It is an unlawful employment practice for Licensee or any of its members or employees to fail or refuse to hire or to discharge any individual, or otherwise to discriminate against any individual with respect to compensation, or other terms, conditions, or privileges of employment, because of such individual's race, color, ancestry, religion, sex, sexual orientation, age, handicap, marital status, parental status, military discharge status, or national origin; or to limit, segregate, or classify employees or applicants for employment from equal employment opportunities or otherwise adversely affect an individual's status as an employee because of such individual's race, color, ancestry, religion, sex, sexual orientation, age, handicap, marital status, parental status, military discharge status, or national origin. It is also an unlawful employment practice for Licensee or any of its members to subject any employees, applicants, participants, students or volunteers of Licensor to unwelcome sexual advances, requests for sexual favors or conduct of a sexual nature when submission to or rejection of such conduct is: (i) made either explicitly or implicitly a term or condition of such person's employment, participation or receipt of services; (ii) is used as a basis for a decision affecting the individual's employment, participation or receipt of services; or (iii) has the purpose of creating an intimidating, hostile, or offensive working or learning environment.

B. Compliance. Licensee shall comply with the Civil Rights Act of 1964 as amended, 42 U.S.C.A., Paragraph 2000, et seq.; the Age Discrimination in Employment Act, 29 U.S.C.A. §621, et seq.; Paragraph 504 of the Rehabilitation Act, 20 U.S.C.A. §701, et seq., as amended; the Americans With Disabilities Act, 42 U.S.C.A. §12101, et seq.; the Illinois Human Rights Act, 775 ILCS 511-10, as amended; the Chicago Human Rights Ordinances, MCC Ch 2-160; Illinois Human Rights Act, 775 ILCS 511-101 et seq.; and the Public Works Employment Discrimination Act 775 ILCS 1010.01 through 10120, inclusive. Upon reasonable written request, Licensee shall furnish the reports and information as requested by the Licensor and/or the Illinois Department of Human Relations.

17. Representations and Warranties. Licensee represents and warrants that the following shall be true and correct as of the Effective Date and shall continue to be true and correct during the Term and any extensions thereof:

A. Financially Solvent. Licensee warrants that it is financially solvent, is able to pay all debts as they mature and is possessed of sufficient working capital to perform all obligations under this License.

B. Compliance with Laws. Licensee is and shall remain in compliance with all local, State and Federal laws, ordinances, regulations and statutes relating to this License and the Use of the Premises, including, but not limited to, the Prevailing Wage Act, 820 ILCS 130/1 et seq., the Drug-Free Workplace, and any others referenced in this License relating to non-discrimination. Further, Licensee is and shall remain in compliance with all applicable Licensor policies and rules which are available at <http://www.cps.edu/>.

C. **Gratuities.** No payment, gratuity or offer of employment was made to Licensee, any of its members if a limited liability company or joint venture or, to the best of Licensee's knowledge, to any subcontractors, in relation to this License or as an inducement for award of this License. Licensee is and shall remain in compliance with all applicable antikickback laws and regulations.

D. **Good Standing.** Licensee, each of its members if a joint venture or limited liability company, and each of its subcontractors, if any, are not in default or have not been deemed by Licensor's Chief Procurement Officer to be in default under any other agreement with Licensor during the five (5) year period immediately preceding the Effective Date of this License, and have not been debarred under the Licensor's Debarment Policy during the three (3) year period immediately preceding the Effective Date of this License.

F. **Licensed Professionals.** Licensee is appropriately licensed under Illinois law to perform the operation of a parking lot and all related actions, including without limitation any valet operations, required under this Agreement and shall perform no actions for which a professional license is required by law and for which Licensee, its employees, agents, or subcontractors, as applicable, are not appropriately licensed, including, but not limited to, any approvals, licenses or permits necessary for valet services.

G. **Prohibited Acts.** Within the three (3) years prior to the Effective Date, Licensee or any of its members if a joint venture or a limited liability company, or any of its or their respective officers, directors, shareholders, members, managers, other officials, agents or employees (i) have not been convicted of bribery or attempting to bribe a public officer or employee of any public entity and (ii) have not been convicted of agreeing or colluding among contractors or prospective contractors in restraint of trade, including bid-rigging or bid-rotating, as those terms are defined under the Illinois Criminal Code.

H. **Background Check.** Licensee shall comply with the following requirements and such other procedures as may be determined necessary by the Board from time to time, for each employee, agent, volunteer or subcontractor who may have Contact (as defined below) with a CPS student as a result of or be on the Premises under this Agreement (individually and collectively "Staff") ("Background Check"). For purposes of this Paragraph, contact via text messages, live chats, emails, telephone, in person, or through any other means shall be considered "Contact". Licensee shall not allow any Staff to: (1) be on the Premises under this Agreement until the Board has completed a DNH Check; or (2) have Contact with students until Licensee has confirmed with the Board that each respective Staff has successfully completed the Background Check in accordance with the following requirements:

a. **Do Not Hire List.** As an initial screening step that must be completed as part of the Background Check, the Board will perform a check of eligibility of each Staff that may be on the Premises hereunder by checking the Board's "Do Not Hire" ("DNH") records ("DNH Check"). The Board will utilize the DNH Check process that the Board uses for its own prospective staff. Staff with a DNH designation shall not be allowed on the Premises.

b. **Criminal History Records Check.** Licensee shall, at its own cost and expense, have a complete fingerprint- based criminal history records check conducted on each Staff who may have Contact with CPS students through the process established by the Board, including using the Board's contracted vendor for conducting such checks on all Staff, and otherwise in accordance with the Illinois School Code (105 ILCS 5/34-18.5), the Sex Offender and Child Murderer Community Notification Law (730 ILCS 152/101 et seq.),

This Agreement will be posted on the CPS website.

and the Murderer and Violent Offender Against Youth Registration Act (730 ILCS 154/1 et seq.) (collectively, the "Criminal History Records Check"). A complete Criminal History Records Check includes the following:

- i. Fingerprint-based checks through the Illinois State Police and the Federal Bureau of Investigation;
- ii. A check of the Illinois Sex Offender Registry and the Nationwide Sex Offender Registry; and
- iii. A check of the Illinois State Police Murderer and Violent Offender Against Youth Registry.

The results of each Criminal History Records Check shall be adjudicated by the Board. Staff shall not have Contact with CPS students prior to successfully completing the Criminal History Records Check. When the Board determines that any Staff has not passed a Criminal History Records Check, such Staff shall not access any Board facility and shall not have Contact with any CPS student hereunder.

c. Department of Children and Family Services Check. At Licensee's cost and expense, the Board shall have the right to check for indicated reports of child abuse and/or neglect with the Illinois Department of Children and Family Services ("DCFS") State Automated Child Welfare Information System (or a comparable determination of child abuse or neglect by a government agency in another jurisdiction) for each Staff who may have Contact with CPS students ("DCFS Check"). Licensee shall follow the directives and processes of the Board for initiating any DCFS Check and the results of each DCFS Check shall be adjudicated by the Board. Staff determined by the Board not to have passed a DCFS Check shall not be allowed on the Premises and shall not have Contact with any CPS student hereunder.

d. Background Check Representations and Warranties. With respect to each Background Check, Licensee further represents and warrants that Licensee shall:

- i. Utilize the process established by the Board for completing each Background Check and immediately initiate all action, as directed by the Board, to have such Background Check performed;
- ii. Obtain and provide the Board with a signed copy of any release and consent required by the Board to conduct the Background Check from each of its prospective and current Staff in the form determined by, and as directed by the Board;
- iii. Confirm with the Board's Chief of Safety and Security that each respective Staff has successfully completed the Background Check through the process established by the Board and complied with the Board's directives regarding the results of each Background Check;
- iv. Not allow any Staff on the Premises until a DNH Check, Criminal History Records Check, and DCFS Check have been completed by the Board; (b) any Staff who may have Contact with CPS students to have Contact with any CPS student until the Criminal History Records Check has been successfully completed and adjudicated by the Board for each such Staff, and the results of the Background Check satisfy, at a minimum, the requirements of 105 ILCS 5/34-18.5 and the requirements of all other Acts and Laws referenced in this Paragraph, as may be amended.;
- v. Comply with and require compliance of all Staff with directives from the Board relating to any updates to any Background Check (which updates

This Agreement will be posted on the CPS website.

- shall be received and adjudicated by the Board) and provide any other information requested by the Board necessary for the performance of the Background Check and its update process; and
- vi. Immediately terminate access to the Premises for any Staff determined by the Board not to have passed a Background Check or update for any matters arising after an initial Background Check.

e. Allocation of Costs. Licensee is obligated to cause the Background Check to be performed for all Staff who may have contact with CPS students or be on the Premises pursuant to this Agreement, and Licensee shall be responsible for the costs of such Background Check. Whether or not Licensee allocates the costs to its subcontractors shall not affect Licensee's obligations in this Paragraph.

If Licensee fails to comply with this Paragraph, in whole or in part, then, in addition to the remedies set forth in this Agreement, the Board may exercise additional remedies, including but not limited to: (i) immediately terminating this Agreement without any further obligation by the Board of any kind; (ii) or taking any other action or remedy available under this Agreement or by law. Licensee's non-compliance with this Paragraph shall constitute a material breach of this Agreement.

18. Non-Liability of Licensor Officials. Licensee agrees that no Licensor member, employee, agent, local school council member, officer or official shall be personally charged by Licensee, its members if a joint venture or limited liability company, or any subcontractors with any liability or expense under this License or be held personally liable under this License to Licensee, its members if a joint venture or limited liability company, or any subcontractors.

19. Events of Default. Events of default ("Events of Default") include, but are not limited to, the following:

- A. Any material misrepresentation by Licensee in the inducement of this License or the Use of the Premises;
- B. Breach of any agreement, representation or warranty made by Licensee in this License;
- C. Failure of Licensee to perform in accordance with or comply with the terms and conditions of this License, including, but not limited to, the following:
 - i) Action or failure to act which affects the safety and/or welfare of individuals on or around the Premises;
 - ii) Failure to comply with any term or condition of this License;
 - iii) Failure to remove cars, equipment and other items, belonging to Licensee or any member of Licensee Group or person or entity under Licensee's sole control, from the Premises at the end of the Permitted Use Time;
 - iv) Failure to maintain adequate staffing and equipment to ensure safe operation of the Premises;
 - v) Abandonment of the Premises for reasons not beyond Licensee's reasonable control;
 - vi) Failure to maintain all licenses, permits and authorizations required to operate the Premises for the Use;
 - vii) Default by Licensee under any other agreement Licensee may have with Licensor;
 - viii) Assignment by Licensee for the benefit of creditors or consent by Licensee to the appointment of a trustee or receiver or the filing by or against Licensee of any petition or proceeding under any bankruptcy, insolvency or similar law.

20. Remedies. The occurrence of any Event of Default which Licensee fails to cure within ten (10) calendar days after receipt of notice given in accordance with Paragraph 22 herein or which, if such Event of Default cannot be reasonably cured within thirty (30) calendar days after notice, Licensee fails to commence and continue diligent efforts to cure (except in event of emergency that threatens the safety or security of either party's employees, representatives, (in the case of Licensor, students), or staff, which default must be cured immediately), Licensor may, but shall not be obligated to, immediately terminate this License by providing Licensee written notice as provided for herein, which termination shall be final and effective upon Licensee's receipt of such notice. In addition to the right to terminate, Licensor may invoke any or all of the following remedies:

- A. The amount equal to the License Fee which would have been payable by Licensee to Licensor had this Agreement not been terminated; provided however, that if Licensor re-licenses the Premises to a third party during the Term, Licensor shall credit Licensee with the parking fees received by Licensor from such re-licensing, after first deducting from the license fees the costs and expenses incurred or paid by Licensor in connection with Licensee's default.
- B. The costs of towing, removing and storing any Licensee or Licensee Group property remaining on the Premises.
- C. The right to suspend Use and occupancy of the Premises during the thirty (30) day cure period if the default results from Licensee's action or failure to act which affects the safety and/or welfare of individuals in or around the Premises.
- D. The right to all remedies available at law or in equity, including monetary damages.
- E. The right to deem Licensee non-responsible in future agreements to be awarded by Licensor, pursuant to the Licensor's Debarment Policy on Non-Responsible Persons in Procurement Transactions (96-0522P02), as may be amended from time to time.

If Licensor considers it to be in its best interest, it may elect not to declare Licensee in default or to terminate this License. The parties acknowledge and agree that this provision is solely for the benefit of Licensor and that, if the Licensor permits Licensee to continue to operate the Use on the Premises despite one or more Events of Default, Licensee shall in no way be relieved of any responsibilities, duties or obligations under this License nor shall the Licensee waive or relinquish any of its rights or remedies under this License or at law or equity or statute.

The remedies under this License are not intended to be exclusive of any other remedies provided, but each and every such remedy shall be cumulative and in addition to any other remedies, existing now or hereafter, at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any Event of Default shall be construed as a waiver of any Event of Default or acquiescence thereto, and every such right and power may be exercised from time to time by Licensor and as often as may be deemed expedient.

21. Assignment, Sub-licensing, Successor and Assigns.

- A. The interest of Licensee under this License is personal to Licensee and may not be assigned or transferred to any other individual or entity without Licensor's prior written consent. Licensor shall have the right at any time to transfer or assign its interest under this License.

This Agreement will be posted on the CPS website.

- B. Licensee may not sub-license any portion of its interest under this License to another party without Licensor's prior written consent.
- C. Licensee may enter into agreements with parking referral services such as ParkEx, ParkWhiz, and SpotHero so long as there is no violation of Paragraph 21.B and said entities shall be deemed agents of Licensee.
- D. This License shall be binding upon, and inure to the benefit of, the successors and assigns of Licensor. While this License shall likewise be binding upon the successor and permitted assigns of Licensee, it shall not inure to the benefits of Licensee's successors or unpermitted assigns.

22. Notices. All notices required hereunder shall be in writing and shall be deemed properly served if delivered in person or if sent by registered or certified mail, with postage prepaid and return receipt requested, to the following addresses (or to such other address as either party may subsequently designate):

If to Licensor:

Chicago Public Schools
Real Estate Department
Attn: Director of Real Estate
42 West Madison Street, 2nd Floor
Chicago, Illinois 60602
smstults@cps.edu

With copies to:

Board of Education of the City of Chicago
Law Department
Attn: General Counsel
One North Dearborn Street, 9th Floor
Chicago, Illinois 60602
lawdepartment@cps.edu

Lincoln Park High School
Attn: Principal
2001 N Orchard St
Chicago, IL 60614

If to Licensee:

Rapid Valet Parking LLC
Attn: Victor Garcia
6326 N Maplewood Ave
Chicago, IL 60659

This Agreement will be posted on the CPS website.

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.

23. Paragraph Headings. The Paragraph headings appearing in this License have been inserted for the purpose of convenience and ready reference. They do not purport to, and shall not be deemed to, define, limit, or extend the scope or intent of the Paragraph to which they pertain.

24. Severability. In the event that any provision(s) of this License is (are) determined to be legally invalid, the parties hereto agree that that particular provision shall be null and void, but that the remainder of this License shall remain in full force and effect.

25. Conflict of Interest. This License 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 of Licensor during the one (1) year period following expiration or other termination of their terms of office.

26. Indebtedness. Licensee agrees to comply with the Licensor's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as may be amended from time to time, which policy is hereby incorporated by reference as if fully set forth herein.

27. Inspector General. Each party to this License hereby acknowledges that in accordance with 105 ILCS 5/34- 13.1, the Inspector General of the Chicago 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.

28. Ethics. Licensee agrees to comply with Licensor's Ethics Code adopted August 24, 2023 (23-0824-PO2), as amended from time to time, which code is incorporated into and made part of this License, to the extent applicable to this License.

29. Governing Law. This Agreement shall be governed as to performance and interpretation in accordance with the laws of the State of Illinois. Licensee irrevocably submits itself to the original jurisdiction of those courts located in the County of Cook, State of Illinois, with regard to any controversy arising out, or relating to, or in any way concerning the Use of the Premises. Licensee agrees that service of process on Licensee may be made, at the option of Licensor, by either registered or certified mail to the address and to the person set forth in Paragraph 22 above, or to such other address or person as may be designated by Licensee in writing, to the office actually maintained by Licensee or by personal delivery on any officer, director or managing or general agent of Licensee. If any action is brought by Licensee against Licensor concerning this License, the action shall only be brought in those courts located within the County of Cook, State of Illinois.

30. No Third-Party Beneficiary and No Agency. This License 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. Nothing contained in this License shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent, partnership, joint venture, a special relationship or any association between Licensor and Licensee.

31. Entire Agreement and Amendment. This Agreement, including all exhibits attached by mutual agreement of the parties, constitutes the entire agreement of the parties with respect to the matters contained herein. No modification of or amendment to the License shall be effective unless such modification or

This Agreement will be posted on the CPS website.

amendment is in writing and signed by both parties hereto. Any prior agreements or representations, either written or oral, relating to the subject matter of the License, are of no force or effect.

32. Local School Council Approval. This License is subject to approval of the members of the School's Local School Council.

33. Agreement to be Posted Online. Licensee acknowledges that this Agreement and all documents submitted to the Licensor related to this Agreement 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 that this Agreement is subject to reporting requirements under 105 ILCS 5/1020.44. Licensee further acknowledges that this Agreement shall be posted on the Board's Internet website.

34. Authorization. If Licensee is an entity other than a sole proprietorship, Licensee represents that it has taken all action necessary for the approval and execution of the Agreement, and execution by the person signing on behalf of Licensee is duly authorized by Licensee and has been made with complete and full authority to commit Licensee to all terms and conditions of the Agreement which shall constitute valid, binding obligations of Licensee.

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.

36. Minimum Wage. Licensee must comply with the City of Chicago Minimum Wage Ordinance (01-24), as amended, available at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2639765; the Board's Minimum Wage Resolution (14-1217-RS2), available at https://www.cpsboe.org/content/actions/2014_12/14-1217-RS2.pdf; which adopts Chicago Mayoral Executive Order 2014-1, available at: https://chicityclerk.s3.amazonaws.com/s3fs-public/document_uploads/executive-order/2014/Executive-Order-No-2014-1.pdf; and any applicable regulations issued by the Board's Chief Procurement Officer. In the event of any discrepancy between the summary below and the Resolution and Order, the Resolution and Order shall control.

Licensee must: (i) pay its employees no less than the minimum wage as determined by the City of Chicago ("Minimum Wage") for work performed under the Agreement; and (ii) require any subcontractors, sublicensees, or subtenants, to pay their employees no less than the Minimum Wage for work performed under the Agreement.

The Minimum Wage must be paid to: 1) All employees regularly performing work on property owned or controlled by the Board or at a Board jobsite and 2) All employees whose regular work entails performing a service for the Board under a Board contract.

Beginning on July 1, 2015, and every July 1 thereafter, the Minimum Wage shall increase in proportion to the increase, if any, in the Consumer Price Index for All Urban Consumers most recently published by the Bureau of Labor Statistics of the United States Department of Labor, and shall remain in effect until any subsequent adjustment is made. On or before June 1, 2015, and on or before every June 1 thereafter, the City of Chicago may issue bulletins announcing adjustments to the Minimum Wage for the upcoming year.

The Minimum Wage is not required to be paid to employees whose work is performed in general support of Licensee's operations, does not directly relate to the services provided to the Board under the Agreement, and is included in the contract price as overhead, unless that employee's regularly assigned work location

This Agreement will be posted on the CPS website.

is on property owned or controlled by the Board or at a Board. It is also not required to be paid by employers that are 501(c)(3) not-for-profits.

The term 'employee' as used herein does not include persons subject to subsection 4(a)(2), subsection 4(a)(3) subsection 4(d), subsection 4(e), or Section 6 of the Illinois Minimum Wage Law. 820 ILCS 105/1 *et seq.* in force as of the date of this Agreement or as amended. Nevertheless, the Minimum Wage Is required to be paid to those workers described in subsections 4(a)(2)(A) and 4(a)(2)(B) or the Illinois Minimum Wage Law.

The Minimum Wage Is not required to be paid to employees subject to a collective bargaining agreement that provides for different wages than those required by the Board's Resolution, if that collective bargaining agreement was in force prior to December 17, 2014, or if that collective bargaining agreement clearly and specifically waives the requirements of the Resolution.

If the payment of a prevailing wage is required and the prevailing wage is higher than the Minimum Wage, then the Licensee must pay the prevailing wage.

37. Waiver. No delay or omission by the Board to exercise any right hereunder shall be construed as a waiver of any such right and the Board reserves the right to exercise any such right from time to time as often and as may be deemed expedient

38. Debarment Policy. Licensee acknowledges that, in performing any performances hereunder, Licensee shall not utilize any firms that have been debarred from doing business with the Board under the Board's Debarment Policy adopted June 26, 2019 (19-0626-PO2), as amended from time to time.

39. Force Majeure. Neither party shall be liable for delays or failure to perform any obligation required under this Agreement when such failure is due to a 'Force Majeure' event. For purposes of this Agreement, a Force Majeure event includes unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or tornados, fire, flood, and other acts of nature; acts of God; acts of war or terrorism, insurrection, riots, or civil disturbance; federal, state, or local governmental regulations, orders or restrictions; pandemics, epidemics; lockouts, strikes, labor disputes, work stoppage; loss or malfunction of utilities, computer or communications capabilities; and any other cause beyond the party's reasonable control, which in fact interferes with the ability of such party to discharge its obligations hereunder.

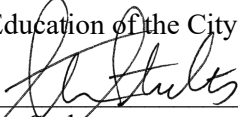
[Signature page to follow.]

This Agreement will be posted on the CPS website.

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

LICENSOR:

Board of Education of the City of Chicago


By: 
Stephen Stuks
Director of Real Estate

Dated: 3/31/2026

Authorization: Board Rule 7-13(b)

LICENSEE:

Rapid Valet Parking LLC

By: 
Name: Victor Garcia
Title: Owner

Dated: March 23, 2026

This Agreement will be posted on the CPS website.

EXHIBIT A
Site Plan of Premises



This Agreement will be posted on the CPS website.

EXHIBIT B
COMMENCEMENT NOTICE

(Certification of issuance of a business license for parking operations
and authorization to commence Use)

This notice is being provided to the Licensor pursuant to Paragraph 2 of the Parking License Agreement dated March 31, 2026. The Licensee hereby certifies that is has obtained the necessary licenses and permits to conduct parking operations at the location described below.

A portion of the Surface Parking lot containing approximately 50 spaces located on the southwest side of the School near the northwest corner of W. Armitage Ave. and N. Burling St.

The City license/permit/authorization was issued on July 1, 2025 and expires on June 30, 2026. A copy of the license is attached.

The Commencement Date for Licensee to begin use of the Surface Lot shall be the date signed by the Licensor below.

Licensee:

Rapid Valet Parking, LLC

By: 

Name: Victor Garcia

Title: Owner

Dated: March 23, 2026

Acknowledged and Agreed:

Board of Education of the City of Chicago

By: 

Stephen Stuks
Director of Real Estate

Dated: 3/31/2026

Authorization: Board Rule 7-13(b)

Dated (Commencement Date): April 1, 2026

CITY OF CHICAGO

DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION

BUSINESS LICENSE

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING BUSINESS LICENSE IS HEREBY GRANTED TO:

LEGAL NAME/LICENSEE: RAPID VALET PARKING LLC
DBA NAME: RAPID VALET PARKING LLC
BUSINESS ADDRESS: 1954 N. HALSTED ST.
CHICAGO, IL 60614
(STELLA BARRA/SUMMER HOUSE)

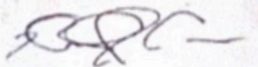
ACCOUNT NO: 473376 SITE NO: 5
LICENSE TYPE: VALET PARKING OPERATOR
LICENSE CODE: 2101

LICENSE NO.: 2775977 LICENSE FEE: \$600.00

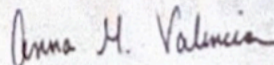
THIS BUSINESS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATION MADE ON THE APPLICATION THEREFOR, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO AND ALL AGENCIES THEREOF.

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE LICENSED PREMISES

ISSUED ON: JULY 01, 2025
EXPIRATION DATE: JUNE 30, 2026



MAYOR



CITY CLERK

