

**AMEND BOARD REPORT 01-0926-0P2
RATIFY LEASE AGREEMENT WITH
RASHMI-TARA, INC. D/B/A U.S. PHOTO AND SMOOTHIE CENTER FOR
REN. A. ICH SPASIRAT 176 SOUTH CLARK STREET**

THE BOARD HAS MADE THE FOLLOWING DECISION:

THE BOARD HAS MADE THE FOLLOWING DECISION:

1. The Board has approved the rental amount of \$25

2. The Board has approved the lease agreement with Rashmi-Tara, Inc. D/B/A U.S. Photo and Smoothie Center for

ADDITIONAL RENT: None. This is a Gross Lease

IMPROVEMENTS TO PREMISES AND BUILD-OUT COSTS: Landlord will deliver space in its current "as-is" condition. Tenant may remodel the premises upon landlord's approval.

INSURANCE AND INDEMNIFICATION: Tenant will maintain a general liability policy and a minimum of \$1,000,000.00 including Landlord and its employees as additional insured's and (2) special perils property insurance covering its contents and the landlord's interest in leasehold improvements. Tenant will provide a copy of the policy to the landlord and provide notice to the landlord of its intention to cancel.

Other relevant terms and conditions in the written lease agreement. AUTHORIZATIONS: Authorize the General Counsel to include a favorable credit line in the lease agreement and any amendments thereto. Authorize the President and Board of Directors to execute all documents in connection with this lease agreement.

GENERAL CONDITIONS:

ent shall acknowledge 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.

Conflicts - The agreement shall not be legally binding on the Board 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.

Indebtedness - The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

The Board's Ethic Code adopted September 27, 1995 (95-0927-RI3), as amended from time to time, ...