

AND APPROVE THE TERMINATION OF THE LEASE AGREEMENT

AND APPROVE A LEASE AGREEMENT WITH ZINA, INC.

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

06-1025-OP3

Notwithstanding the lease commencement date of November 1, 2006, the payment of rent shall commence on the date that Tenant opens for business or March 1, 2007, whichever is earlier.

TENANT IMPROVEMENTS/RENT ABATEMENT: As an incentive for Tenant to make significant improvements to

At the time of Tenant's rent shall state in the amount of \$10,000,000.00 per month for the first 12 months of the lease term.

GENERAL CONDITIONS:

Inspector General - Each party to each agreement 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 these investigations.

Conflicts - The agreements shall not be legally binding on the Board if entered into in violation of the provisions of