

January 26, 2022

**APPROVE RENEWAL LEASE AGREEMENT WITH  
PERSPECTIVES CHARTER SCHOOL FOR THE SOLE OCCUPANCY OF THE  
RAYMOND SCHOOL BUILDING, 3663 S. WABASH AVENUE**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve entering into a renewal lease agreement with the Perspectives Charter School for the former Raymond School building located at 3663 S. Wabash, Chicago, Illinois for use as a charter school. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 90 days of the date of this Board Report.

**TENANT:** Perspectives Charter School – Math and Science Academy  
3663 S. Wabash Avenue  
Contact: Deborah Stevens, Chief Executive Officer  
Phone: 312-604-2200/ dstevens@pcsedu.org

**LANDLORD:** Board of Education of the City of Chicago

**PREMISES:** Tenant shall be the sole occupant of the former Raymond building, located at 3663 S. Wabash as set forth in the lease agreement, unless otherwise permitted by Landlord. The renewal of Tenant's current Charter School Agreement is scheduled to be authorized by the Board on the date hereof.

**USE:** Tenant shall use the Premises to operate a charter school and related educational and community programs and for no other purpose.

**ORIGINAL LEASE AGREEMENT:** The original lease agreement (authorized by Board Report 09-1123-OP4) commenced on February 8, 2010 and ended on June 30, 2012. The lease was subsequently renewed (authorized by Board Report 12-0425-OP6) commenced on July 1, 2012 and ended on June 30, 2017. The lease was again renewed for a five (5) year term (authorized by Board Report 16-1207-OP8) commencing on July 1, 2017, and ending on June 30, 2022.

**RENEWAL TERM:** The term of the lease renewal shall be three (3) years, commencing on July 1, 2022, and ending on June 30, 2025. If Tenant's Charter School Agreement is terminated, the lease shall also terminate.

**RENT:** One dollar (\$1.00) per year.

**OPERATING AND UTILITIES EXPENSES:** Tenant shall procure all operating services from Landlord, unless otherwise permitted by Landlord. Tenant shall reimburse Landlord for operating services provided by Landlord at Landlord's then-current rates and costs and in accordance with Landlord's then-current procedures. The charter shall be assessed to reflect this option.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the Interim Chief Operations Officer to execute any and all ancillary documents related to the lease agreement.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Local School Council approval is not applicable to this report.

**FINANCIAL:** Rent payable to the General Fund.

**GENERAL CONDITIONS:**

Inspector General – Each party to the 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 those investigations.

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

Indebtedness – The Board’s Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board’s Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

**Approved for Consideration:**

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*Lindy F. McGuire*  
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**Lindy F. McGuire**  
Interim Chief Operating Officer

**Approved:**

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*Pedro Martinez*  
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**Pedro Martinez**  
Chief Executive Officer

Approved as to legal form: 

DocuSigned by:  
*Joseph T. Moriarty*  
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**Joseph T. Moriarty**  
General Counsel