

ACTION ON A REQUEST TO APPROVE THE SECOND AMENDMENT TO EXTEND THE LEASE AGREEMENT WITH CARMEN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY AT CASIMIR PULASKI HIGH SCHOOL LOCATED AT 2500 WEST OKLAHOMA AVENUE

**SECOND AMENDMENT TO LEASE
BETWEEN
THE MILWAUKEE BOARD OF SCHOOL DIRECTORS
AND
CARMEN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY
AT
CASIMIR PULASKI HIGH SCHOOL**

THIS SECOND AMENDMENT TO LEASE (“Second Amendment”) is made as of the 24th day of January, 2019, by and between **THE MILWAUKEE BOARD OF SCHOOL DIRECTORS** (hereinafter “the Board”) and **CARMEN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY** (hereinafter “Lessee”).

RECITALS

WHEREAS, the Board and Lessee entered into that certain Lease dated April 21, 2016; and

WHEREAS, the Board and Lessee entered into that certain First Amendment to Lease dated June 29, 2017; and

WHEREAS, the Board and Lessee wish to amend the Lease as set forth below.

NOW, THEREFORE, the parties hereto agree as follows (all capitalized terms used but not defined herein shall have the meaning set forth in the Lease):

1. Section 1.a. of the Lease is hereby deleted and replaced with the following:

1. **PREMISES**: The Board does hereby lease to Lessee that portion of Casimir Pulaski High School located at 2500 West Oklahoma Avenue, Milwaukee Wisconsin 53215 (“the Property”) described below.

a. Leased space (“Leased Premises”) to include: 66,037 square feet of dedicated space and 61,889 square feet of shared space as shown on Exhibit A.

2. Section 2 of the Lease is hereby deleted and replaced with the following:

2. TERM: The term shall commence on July 1, 2019 and will terminate on June 30, 2022, except either party may terminate the lease by providing the other party 60 day written notice of termination. No notice of termination may be given more than 60 days prior to the end of the academic year. Upon termination, Lessee shall vacate the premises in a manner consistent with the terms and conditions of the Lease.

3. Section 3 of the Lease is hereby deleted and replaced with the following:

3. EXTENSION OF LEASE: The term of this Lease may be extended beyond June 30, 2022 (the “First Extension Period”), provided (i) Carmen has provided the Board written notice of its desire to extend the term of the Lease at least 90 days prior to the end of the Term; (ii) Carmen has received an extension or renewal of its charter contract (the “Charter Extension”), and (iii) the Board and Carmen have mutually agreed to extend the Lease, then the term of the Lease shall be extended for a period of time not to exceed the length of the Charter Extension. All terms and conditions of this Lease will remain in full effect during the First Extension Period.

4. Section 6.a is hereby deleted and replaced with the following:
 - a. 2019-2020: \$476,447. 2020-2021: \$481,212. 2021-2022 \$486,024.
Rent shall be payable in twelve (12) equal monthly payments.
5. Except as modified by this Second Amendment, the Lease shall continue in full force and effect as provided therein.

[Signatures appear on following page]

**Signature Page to Second Amendment of Lease Agreement Between
the Milwaukee Board of School Directors
and
Carmen High School of Science and Technology
at
Casimir Pulaski High School**

IN WITNESS WHEREOF, the parties hereunto set their hands and seals the day and year first above written.

**LESSOR:
MILWAUKEE BOARD OF
SCHOOL DIRECTORS**

Mark A. Sain
President
Milwaukee Board of School Directors

Keith P. Posley, Ed. D.
Superintendent of Schools

**LESSEE:
CARMEN HIGH SCHOOL OF
SCIENCE AND TECHNOLOGY**

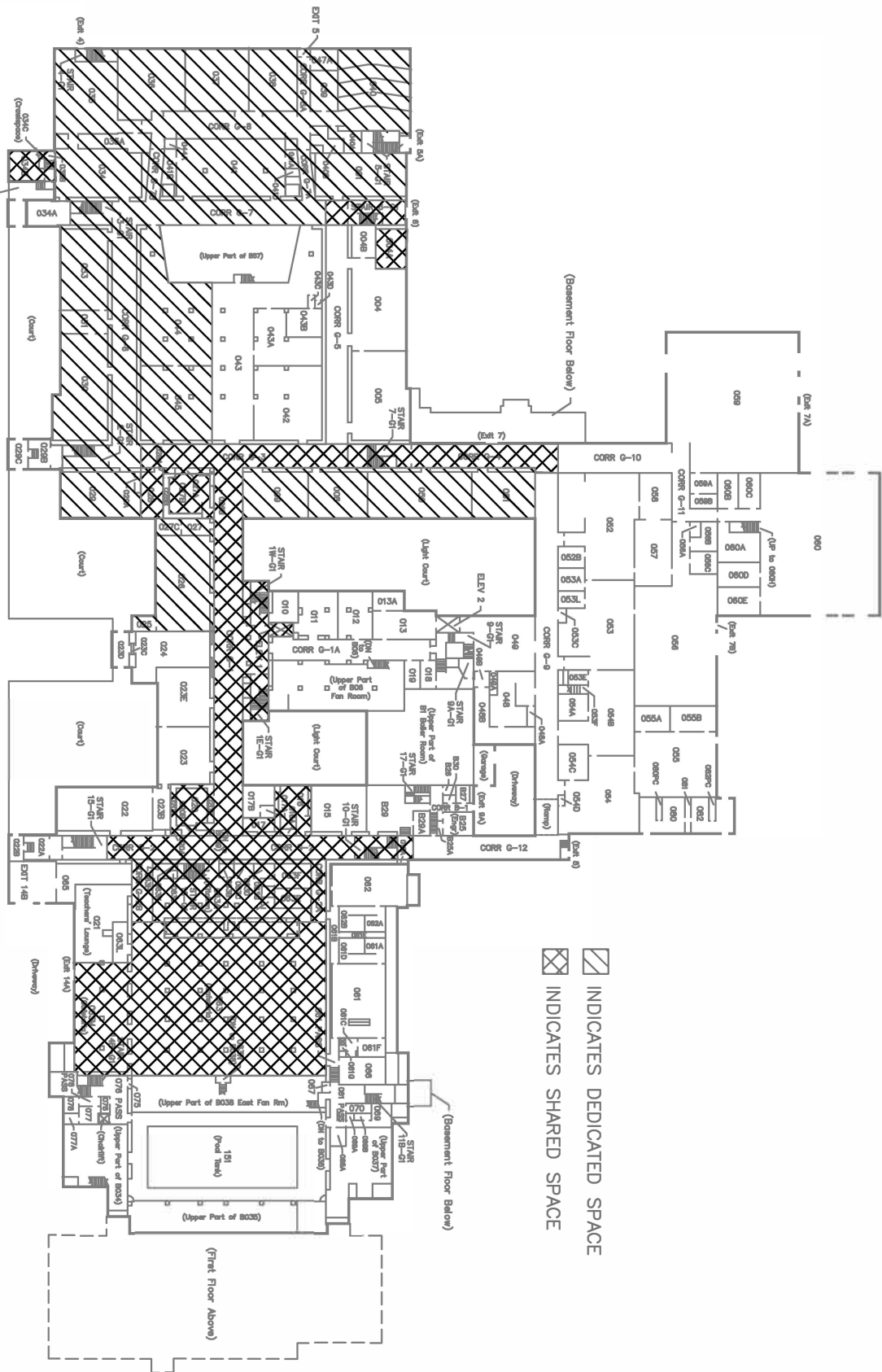
Glen Hackmann
Chair-Board of Directors

Patricia Hoben
Head of Schools


EXHIBIT A

SITE NO: 016 - CASIMIR PŁASKI HIGH SCHOOL
 2500 W. ORLATHOMA AVENUE, MILWAUKEE, WI 53215-4428
 DATE: 5/13/11

GROUND FLOOR PLAN



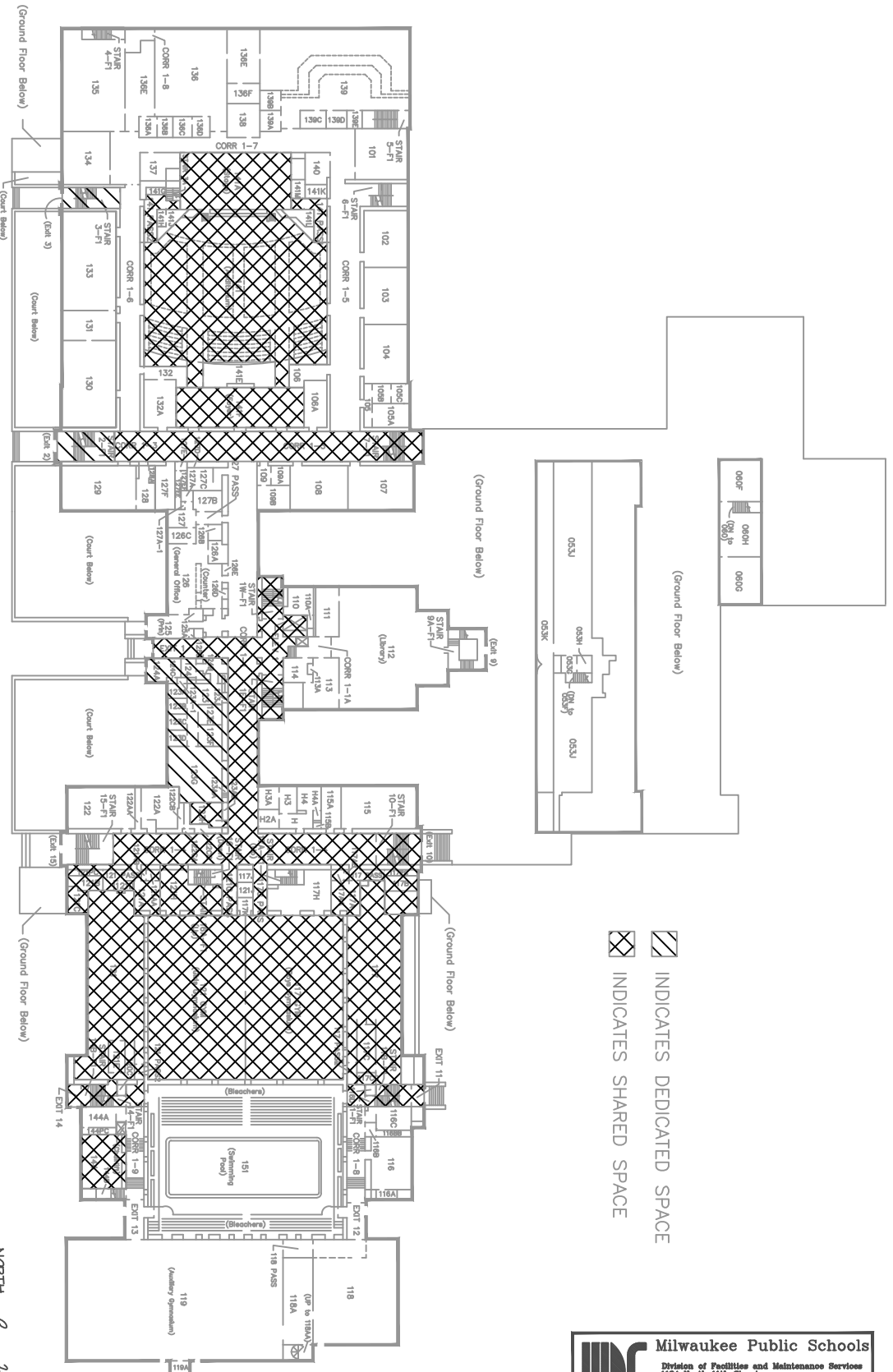
 INDICATES DEDICATED SPACE
 INDICATES SHARED SPACE

Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1194 North 11th Street
 P.O. Box 0389
 Milwaukee, Wisconsin 53201-0389
 Phone 414.224.3900
 Fax 414.224.3911

FIRST FLOOR PLAN

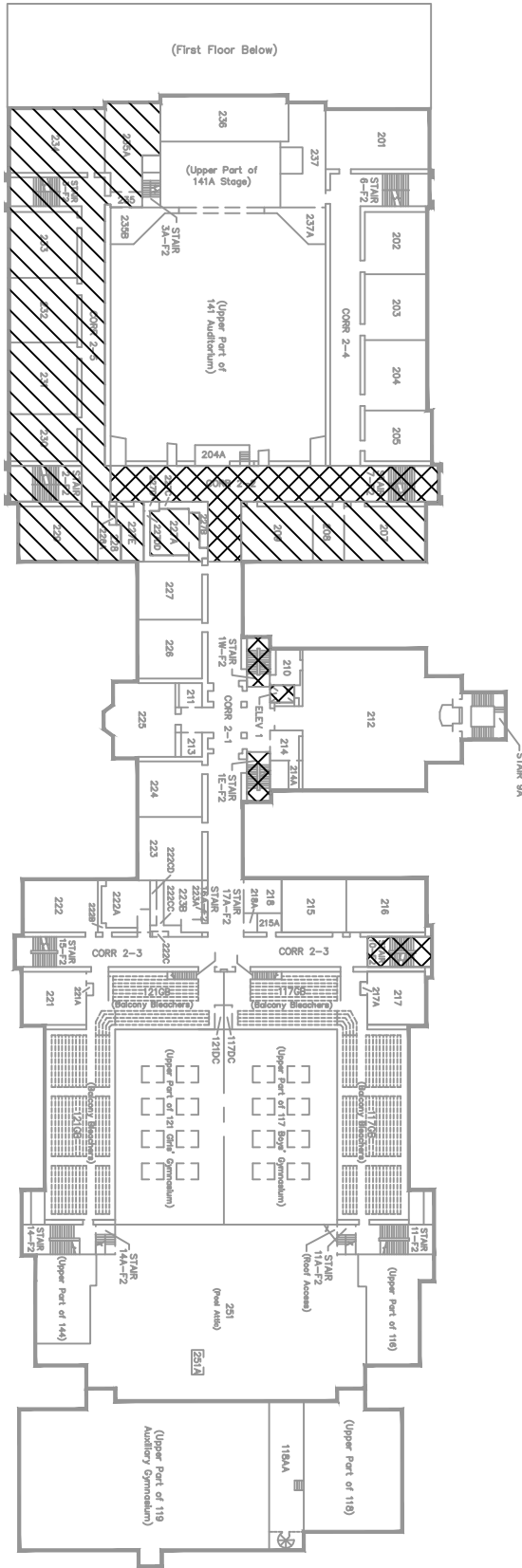
SITE NO: 016 - CASIMIR FLASKI HIGH SCHOOL
 2502 W. OKLAHOMA AVENUE, MILWAUKEE, WI. 53215-4438
 DATE: 1/21/08




Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1124 North 11th Street
 P.O. BOX 0859
 Milwaukee, Wisconsin 53205-0859
 Phone : 414 363-4000
 Fax : 414 363-4058

SECOND FLOOR PLAN

SITE NO: 016 - CASIMIR PULASKI HIGH SCHOOL
 1500 W. OKLAHOMA AVENUE, MILW., WI. 53215-4498
 DATE: 11/21/06



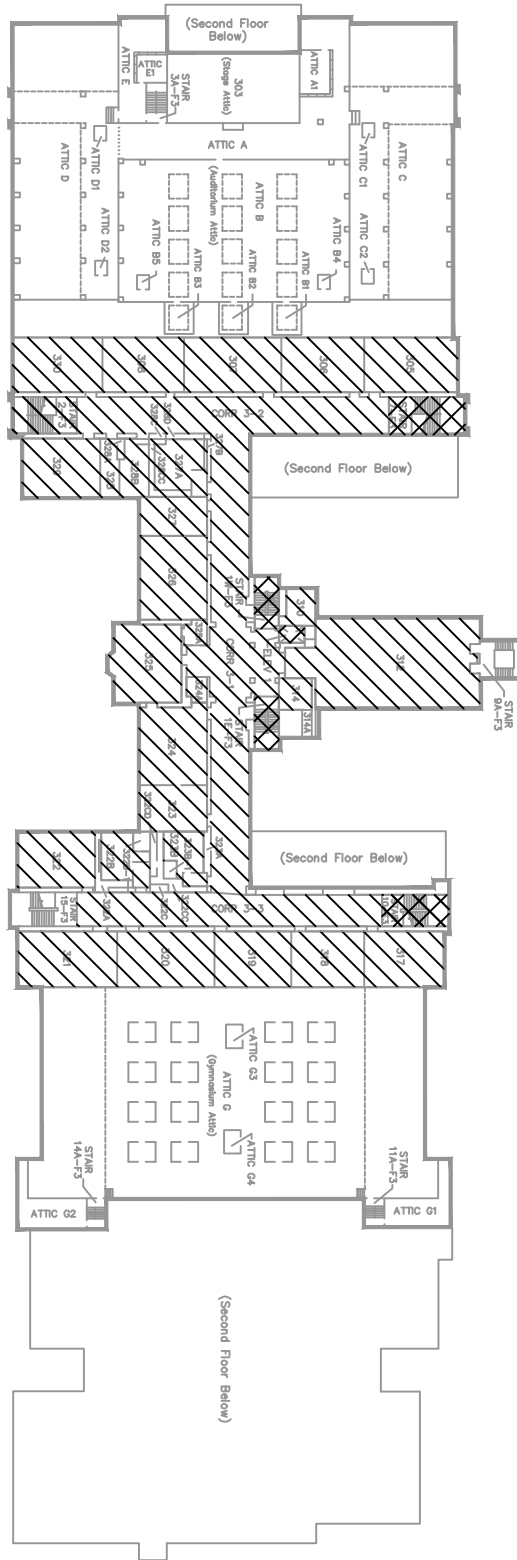
INDICATES DEDICATED SPACE
 INDICATES SHARED SPACE



Milwaukee Public Schools

Division of Facilities and Maintenance Services
 1124 North 11th Street
 5th Floor
 Milwaukee, Wisconsin 53205-0350
 Phone : 414 223-6900
 Fax : 414 223-4968

THIRD FLOOR PLAN
 SITE NO: 026 - CASIMIR PLASKI HIGH SCHOOL
 2500 W. OKLAHOMA AVENUE, MILWAUKEE, WI. 53215-4498
 DATE: 11/21/08

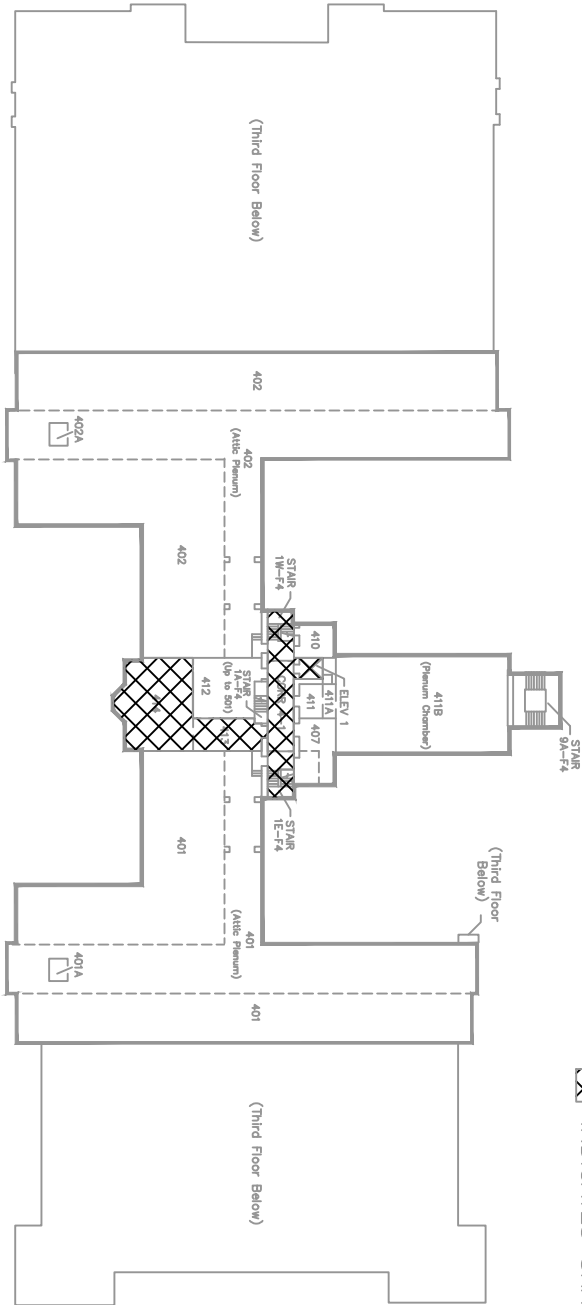


 INDICATES DEDICATED SPACE
 INDICATES SHARED SPACE





Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1124 North 11th Street
 P.O. BOX 0839
 Milwaukee, Wisconsin 53205-0839
 Phone : 414 962-5900
 Fax : 414 963-3666

FOURTH FLOOR PLAN
 SITE NO: 026 - CASIMIR PLACKI HIGH SCHOOL
 2500 W. OKLAHOMA AVENUE, MILWAU, WI. 53215-4498
 DATE: 11/21/08



 INDICATES DEDICATED SPACE
 INDICATES SHARED SPACE




Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1124 North 11th Street
 P.O. BOX 0250
 Milwaukee, Wisconsin 53205-0250
 Phone : 414 283-4600
 Fax : 414 283-4682