

ACTION ON A REQUEST TO APPROVE THE SECOND AMENDMENT TO EXTEND THE LEASE AGREEMENT WITH CARMEN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY AT THE WALKER COMPLEX LOCATED AT 1712 SOUTH 32ND STREET

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

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 June 28, 2012; 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 of the Lease is hereby deleted and replaced with the following:

1. **PREMISES**: The Board does hereby lease to Lessee that portion of the Walker Multiplex, located at 1712 South 32nd Street Milwaukee Wisconsin 53215 (“the Property”) described below.

a. Leased space (“Leased Premises”) to include: 30,265 square feet of dedicated space and 44,121 square feet of shared space as indicated on Exhibit A and Exhibit B.

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, 2021, 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, 2021 (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.

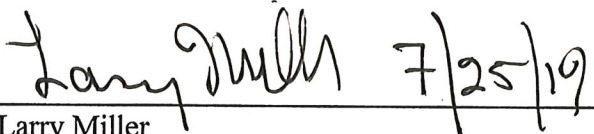
4. Section 6.a is hereby deleted and replaced with the following:
 - a. 2019-2020: \$245,280. 2020-2021: \$250,186. Rent shall be payable in twelve (12) equal monthly payments.
5. Except as modified by this Second Amendment, the Lease shall continue in full force and effect as provided therein.

[Signatures appear on following page]

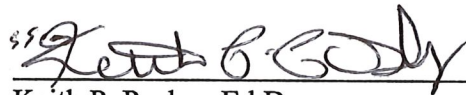
**Signature Page to Second Amendment of Lease Agreement Between
the Milwaukee Board of School Directors
and
Carmen High School of Science and Technology
at
The Walker Multiplex**

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

**LESSOR:
MILWAUKEE BOARD OF
SCHOOL DIRECTORS**



Larry Miller
President
Milwaukee Board of School Directors

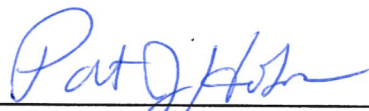


Keith P. Posley, Ed.D.
Superintendent of Schools

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

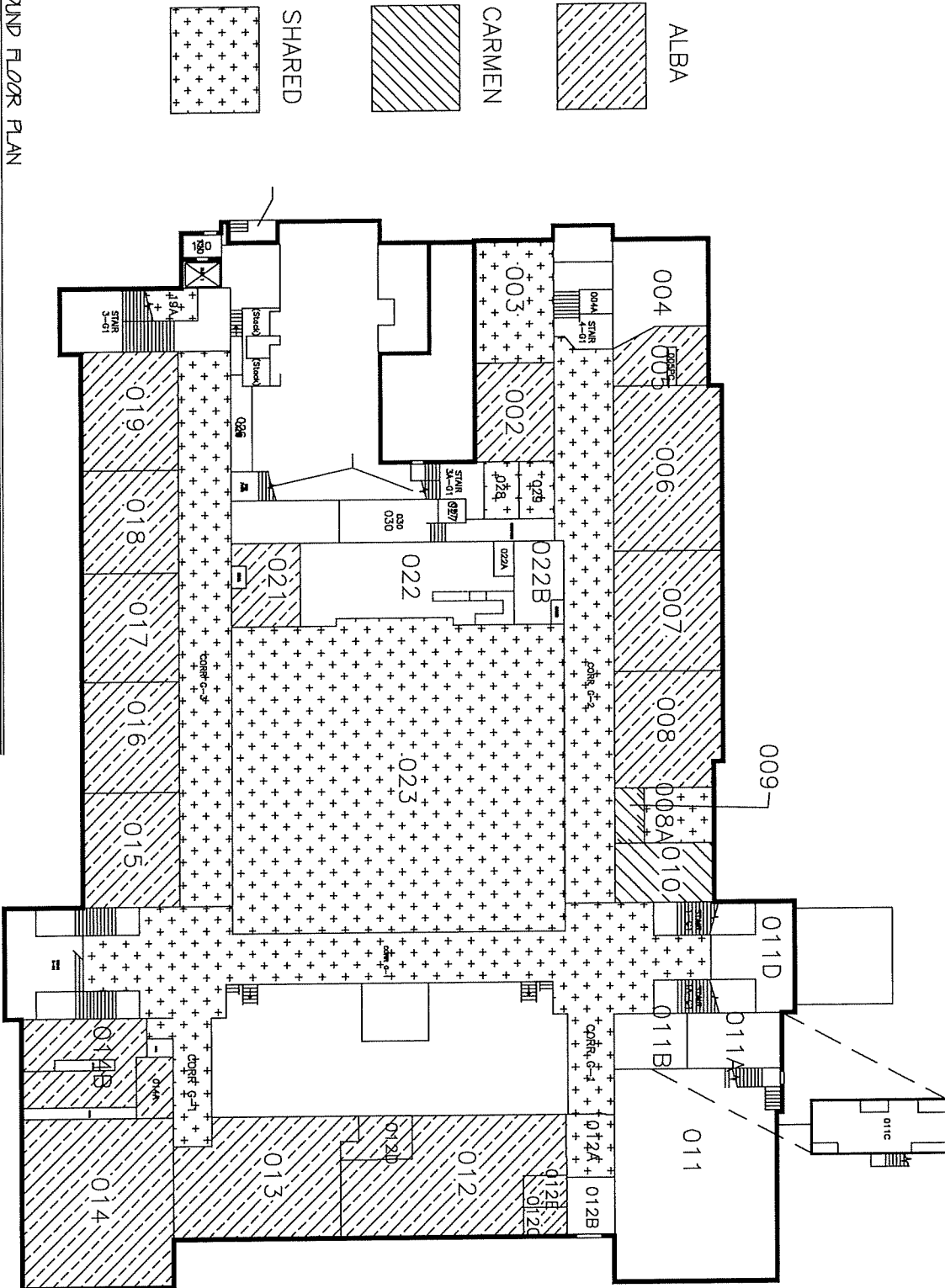


Ivan Gamboa
Chair – Board of Directors



Patricia Hoben
Head of Schools

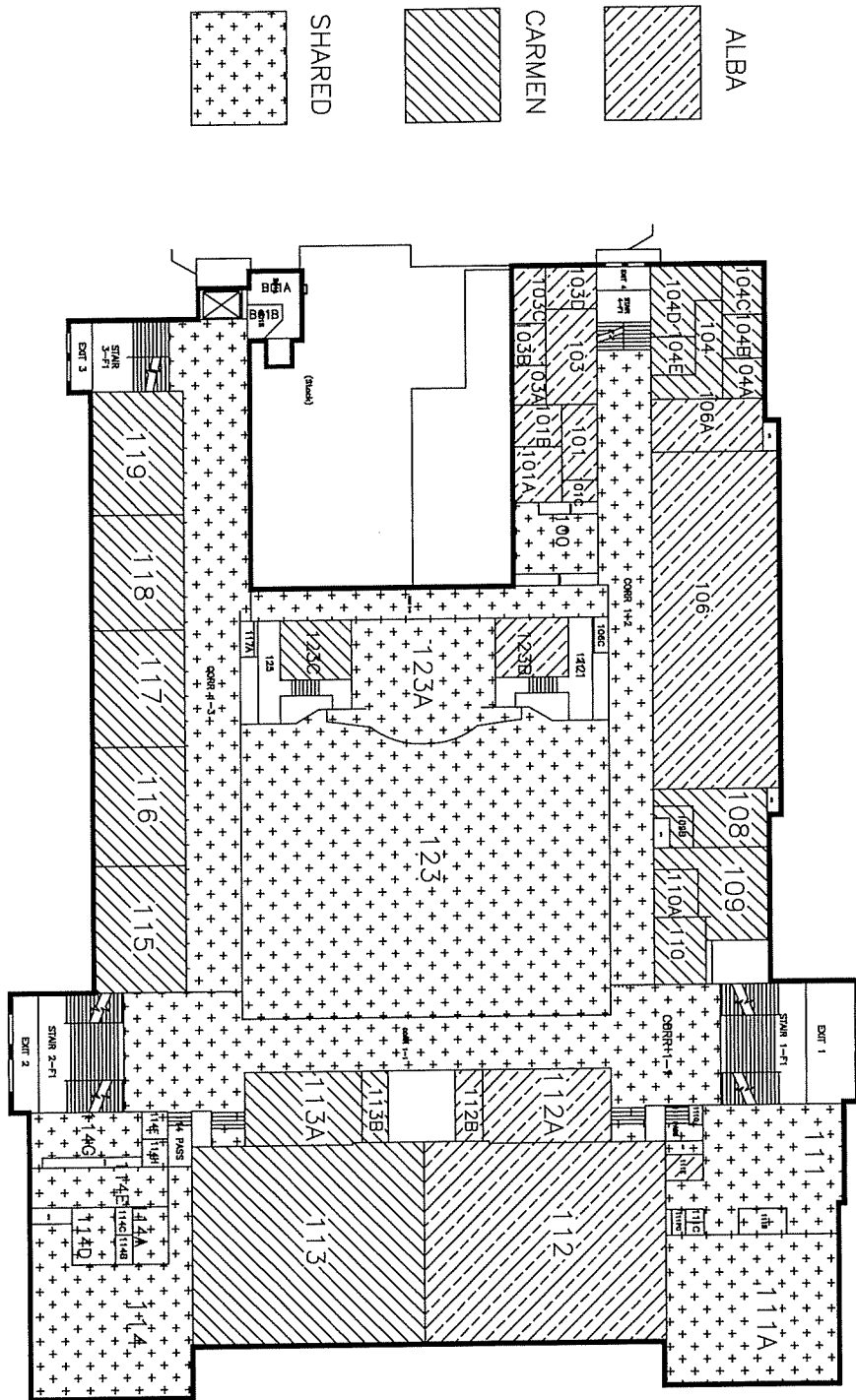
EXHIBIT A



GRAND FLOOR PLAN
 SITE NO: 065 - WALKER INTERNATIONAL MIDDLE SCHOOL
 1712 S. 32ND STREET, MILWAUKEE, WI, 53218
 DATE: 12/4/18

Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1184 North 11th Street
 P.O. BOX 0850
 MILWAUKEE, WISCONSIN 53205-0850
 Phone : 414 223-4700
 Fax : 414 265-4282

FIRST FLOOR PLAN
 SITE NO: 065 - WALKER INTERNATIONAL MIDDLE SCHOOL
 772 S. 292ND STREET, MILWAU, WI, 53215
 DATE: 12/4/18

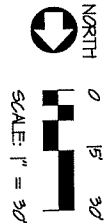


ALBA

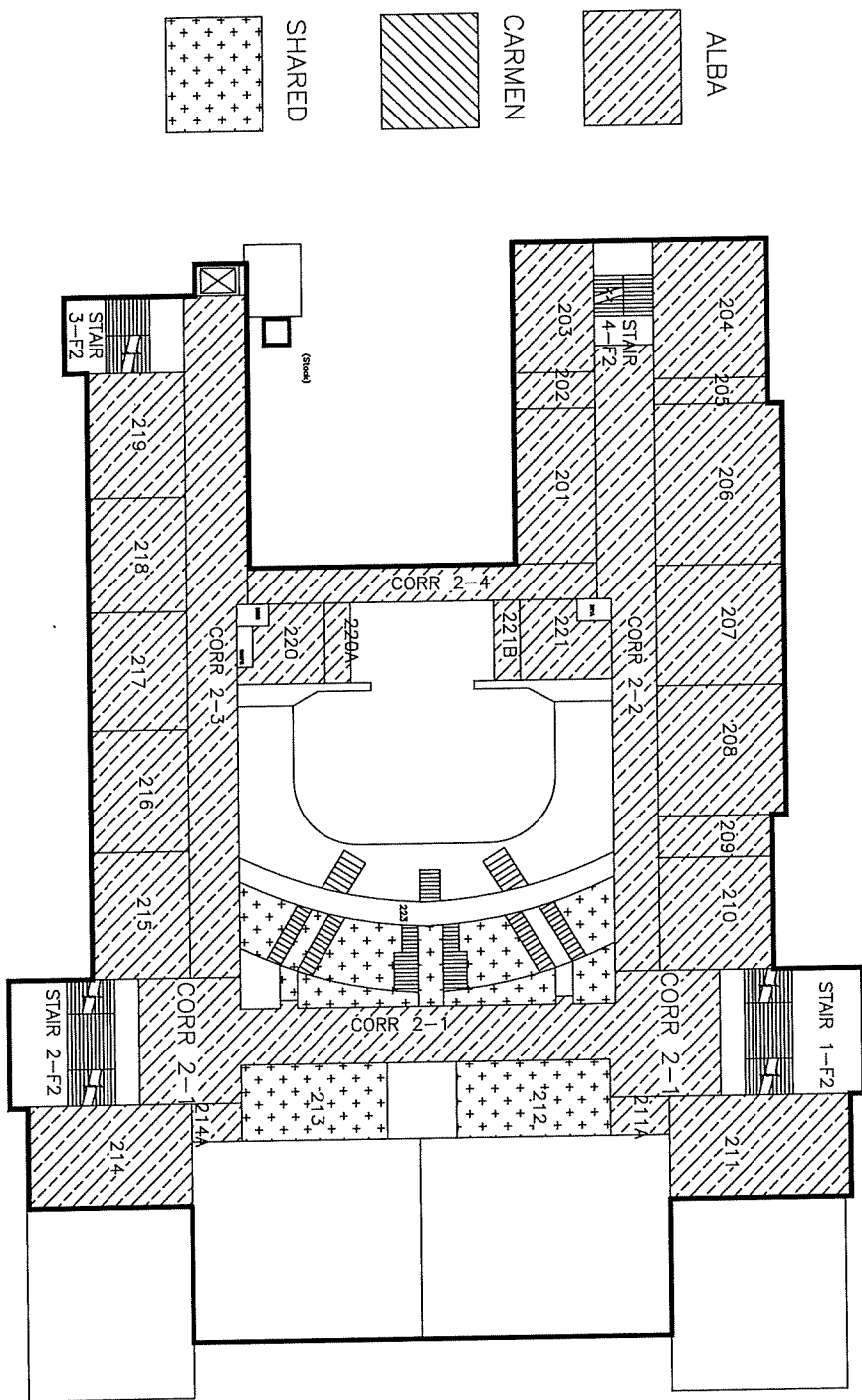
CARMEN

SHARED

Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1124 North 11th Street
 P.O. Box 0456
 Milwaukee, Wisconsin 53205-0256
 Phone : 414.833-4900
 Fax : 414.833-4255



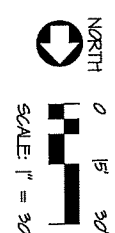
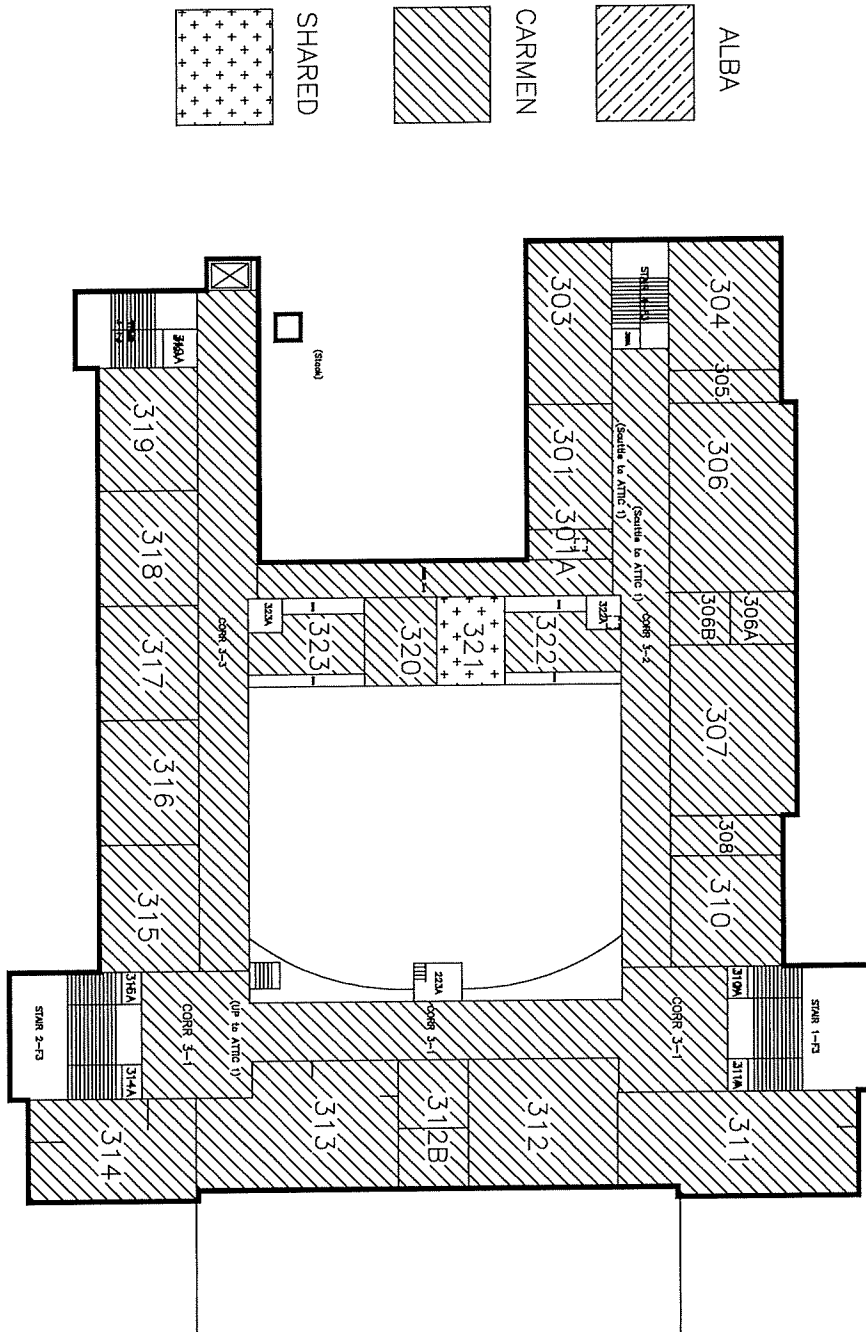
SECOND FLOOR PLAN
 SITE NO: 065 - WALKER INTERNATIONAL MIDDLE SCHOOL
 712 S. 3/4ND STREET, MILWAU, WI, 53215
 DATE: 12/4/15



0 15 30
 SCALE: 1" = 30'

Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1124 North 11th Street
 P.O. BOX 8059
 Milwaukee, Wisconsin 53205-0859
 Phone : 414 843-4800
 Fax : 414 843-4684

THIRD FLOOR PLAN
 SITE NO: 065 - WALKER INTERNATIONAL MIDDLE SCHOOL
 1712 S. 292ND STREET, MILWAU, WI, 53215
 DATE: 12/4/18



Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1124 North 112th Street
 P.O. Box 0629
 Milwaukee, Wisconsin 53205-0629
 Phone : 414 253-4900
 Fax : 414 253-4682

EXHIBIT B

WALKER MULTIPLEX SHARED USE AGREEMENT

The following spaces are to be considered shared use. Access to the spaces by the parties located within the Walker Multiplex shall be according to the general terms listed below. Modifications to the schedule will need to be discussed regularly and agreed upon by the Walker Complex Building Council.

Teacher's Lounge, room 003

As determined and scheduled by the Building Council.

Bathrooms and Locker Rooms, room 111(A-D, and G) and room 114(A-G)

Use of the bathrooms and locker rooms to be determined and scheduled by Building Council.

Gymnasium Area, room 112

Dedicated to ALBA during the regularly scheduled school day until 4:00pm; after 4:00pm and on non-regularly scheduled school days to be determined and scheduled by the Building Council.

Gymnasium Area, room 113

Dedicated to Carmen during the regularly scheduled school day until 7:00pm; after 7:00pm and on non-regularly scheduled school days to be determined and scheduled by the Building Council.

Gymnasium Mezzanine Area, room 212 (overlooking gym 112)

As determined and scheduled by the Building Council.

Gymnasium Mezzanine Area, room 213 (overlooking gym 113)

As determined and scheduled by the Building Council.

Auditorium/Stage (room 123, 123A) and Auditorium Balcony Area (room 223):

To be determined and scheduled by the Building Council for all school assemblies and special events, with potential conflicts in scheduling to be resolved by the Building Council.

Cafeteria (room 023):

Lunch periods to be arranged by the Building Council in cooperation with the Department of School Nutrition Services.

Kiln Room, room 008A:

The kiln and kiln room may be used by personnel from either program as long as they have the required training and/or qualifications needed for operation of the kiln. Use of this room to be determined and scheduled by the Building Council.

Playground:

As determined and scheduled by the Building Council.