

LEASE AGREEMENT

BETWEEN: SOUTHWEST COOK COUNTY COOPERATIVE ASSOCIATION FOR SPECIAL EDUCATION (SWCCCASE) and BOARD OF EDUCATION FOR LEMONT HIGH SCHOOL DISTRICT **210** (SCHOOL DISTRICT).

DATED: July 1, 2025

RE: **Use of SCHOOL DISTRICT premises by SWCCCASE**

1. **PREMISES** – The SCHOOL DISTRICT shall lease to SWCCCASE those areas of School District's building(s) which is(are) described on attachment "A" hereto.
2. **TERM** – SWCCCASE's use of the premises shall commence on the first day of the 2025-2026 school term and shall continue until the last day of the 2025-2026 school term.
3. **RENT FOR CLASSROOM USAGE** - SWCCCASE shall pay rent to the SCHOOL DISTRICT for the premises in the amount of \$18.00 per square foot.
4. **SCHOOL DISTRICT REGISTRATION FEES** - The \$18.00 per square foot includes an additional \$2.00 in lieu of SCHOOL DISTRICT registration fees and \$2.00 per square foot for 1:1 devices. The SCHOOL DISTRICT will have the option to invoice SWCCCASE in the event that the \$2.00 per square foot increase does not hold harmless the SCHOOL DISTRICT's expected school registration fee revenue from non-member students.

Rent shall be paid to the SCHOOL DISTRICT in two (2) installments as follows:

- a. for the months of August through December – payment by January 31 of the following year;
 - b. for the months of January through June – payment by June 30 of the same year.
5. **UTILITIES/JANITORIAL** – The SCHOOL DISTRICT shall be responsible for the cost of all utilities necessary to provide lighting, heating, cooling, and ventilation, as well as for the cost of providing janitorial services to SWCCCASE for the premises.
6. **USE OF THE SCHOOL DISTRICT PROPERTY/RESOURCES** – SWCCCASE shall be permitted to use SCHOOL DISTRICT property and resources in order to provide quality services to students. This includes but is not limited to:
 - Access to the internet (wired/wireless) with speeds equivalent to district staff
 - IT support for networking issues
 - Network connection to SWCCCASE printers and copiers
 - Access to phone service and/or walkie talkie and work rooms
 - District email address
 - Keycards, IDs, and/or parking placards to access buildings
 - Student participation in school wide activities, including field trips and special events (i.e. Field Day, Picture Day, PTA activities, graduation)
 - Mainstream class availability as appropriate and in collaboration with school

- Participation in annual State assessments (IAR, SAT, Fitness, etc.)
- Inclusion in building-wide databases and communication

7. **SERVICES** – Unless otherwise agreed, SWCCCASE shall provide the teaching personnel necessary to operate its programs on the premises. The SCHOOL DISTRICT shall provide principal-level supervision and emergency assistance. SWCCCASE students shall have access to SCHOOL DISTRICT psychologists, guidance counselors and/or nurses as indicated in the students individualized educational plans (IEPs). SWCCCASE students shall also have access to health services provided to SCHOOL DISTRICT students by the SCHOOL DISTRICT’s nurse.
8. **SWCCCASE STAFF** – Staff will follow all district rules, policies and procedures while on SCHOOL DISTRICT property. This includes but is not limited to:
 - Dress Code
 - Conduct
 - Technology appropriate use
 - Parking
 - Signing in and out of building
9. **INSURANCE** – SWCCCASE shall cause the SCHOOL DISTRICT to be added as an additional insured to the SWCCCASE commercial general liability coverage for the premises leased to SWCCCASE under this agreement. Coverage provided to the SCHOOL DISTRICT as an additional insured shall extend only to liability arising out of the ownership, maintenance or use of that portion of the SCHOOL DISTRICT premises leased to SWCCCASE. Such coverage does not apply to: 1) any “occurrence” which takes place after the SCHOOL DISTRICT ceases to rent, lease or use the premises; 2) to structural alterations, new construction or demolition operations performed by or on behalf of the SCHOOL DISTRICT; OR 3) to “bodily injury” or “property damage” arising out of the sole negligence of the SCHOOL DISTRICT.
10. **MISCELLANEOUS** – This Agreement constitutes the complete agreement between the SCHOOL DISTRICT and SWCCCASE and may be amended or supplemented only by a further written document approved and signed by both parties.

BOARD OF EDUCATION OF LEMONT HIGH SCHOOL DISTRICT
NO. 210 COOK COUNTY, ILLINOIS

President

Secretary

Date: _____

BOARD OF DIRECTORS FOR SOUTHWEST COOK
COUNTY COOPERATIVE ASSOCIATION FOR
SPECIAL EDUCATION

President

Secretary

Date: _____

BOARD OF EDUCATION OF FOREST RIDGE SCHOOL DISTRICT 142,
COOK COUNTY, ILLINOIS, as Administrative District for SOUTHWEST
COOK COUNTY COOPERATIVE ASSOCIATION FOR SPECIAL
EDUCATION

President

Secretary

Date: _____

2025-26 DHH at #210 LHS

<u>Program</u>	<u>School</u>	<u>Room</u>	<u>Type</u>	<u>Size</u>	<u>Rate</u>	<u>Total</u>
DHH	LHS	205	Office	396	\$18.00	\$7,128
DHH	LHS	218	Classroom	825	\$18.00	\$14,850
DHH	LHS	219	Classroom	850	\$18.00	\$15,300
DHH	LHS	N220	Office	780	\$18.00	\$14,040
DHH	LHS	N100-19	Office	120	\$18.00	\$2,160
						\$53,478