

AMENDMENT AND EXTENSION OF LEASE AGREEMENT

This Amendment and Extension of Lease Agreement (“Amendment”) is made and entered into by and between the BOARD OF EDUCATION OF HARLEM SCHOOL DISTRICT NO. 122, COUNTY OF WINNEBAGO, STATE OF ILLINOIS (“Landlord”) and THE REGIONAL OFFICE OF EDUCATION (“Tenant”).

WITNESSETH:

WHEREAS, Landlord and Tenant are parties to a certain Lease Agreement dated on or about July 1, 2020 (“Lease Agreement”), as amended, by the terms of which the Tenant has leased from the Landlord certain real improved property located at 1102 Evans Avenue, Machesney Park, IL 61115, and commonly referred to as Hoffman Campus (“Real Property”); and

WHEREAS, the parties have reached mutually agreeable terms for the extension of the terms of said Lease Agreement and for certain modifications thereto and wish to memorialize the same herein;

NOW, THEREFORE, in consideration of the premises and the mutual promises, covenants, and agreements contained herein, and for other valuable consideration, the receipt and sufficiency is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Preambles.** The parties hereby find that all of the recitals contained in the preambles to this Agreement are full, true and correct, and do to incorporate them into this Agreement by this reference.

2. **Amendments to Lease Agreement.** The Lease Agreement is hereby amended as follows:

A. **Extension of Term.** The Term of the Lease and renewal paragraphs as set forth on Section 2 of the Lease Agreement is hereby extended for an additional five (5) years, so that the termination date shall be June 30, 2030.

B. **Rent:** The Rent provision set forth in Section 3(a) of the Lease Agreement is hereby amended so that the annual base rent for the Premises shall be as follows:

- July 1, 2025 – June 30, 2026 \$154,044
- July 1, 2026 – June 30, 2027 \$157,124
- July 1, 2027 – June 30, 2028 \$160,267
- July 1, 2028 – June 30, 2029 \$163,472
- July 1, 2029 – June 30, 2030 \$166,742

3. **Lease in Full Force and Effect.** Except as specifically modified or amended herein, the Lease Agreement remains in full force and effect.

4. **Amendment Controls.** In the event of a conflict between the terms of this Amendment and the terms of the Lease Agreement, this Amendment shall control.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement and Extension of Lease Agreement to be executed the day and year first written above.

**Board of Education of School District No.
122, County of Winnebago, State of Illinois**

Regional Office of Education

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____