



Marc Realty

17 North State Street
Suite 1550
Chicago, Illinois 60602

312.994.5600 phone
312.994.5660 fax
www.marcrealty.com

August 15, 2017

Alice Epstein
Heidi Schroeder
James Gurnee
Founders
Chicago Classical Academy

Re: 800 S. Wells Street School Location

Dear Alice, Heidi and Jim:

Thank you for all of the help you have given us. We understand the challenges you have ahead of you, with an approvals process and funding considerations. We propose a Lease for the space under the following terms:

- Premises:** Suites 250 and 275, initially, as divided per plan
- Area:** Approximately 33,033 rentable sf
- Term:** Five (5) years and three (3) months
- Commencing:** Fall semester, 2018
- Rental Rate:** \$20.00 Modified Gross per rentable sf
- Escalation:** \$0.50 per rentable sf per year
- Base Year:** 2018. School would be responsible for a proportionate share of increases over Base Year expenses.
- Tax & Op. Exp.:** 2016 Estimated T & O: \$2.15 and \$6.25
2017 Estimated T & O: \$2.25 and \$6.50
- Free Rent:** Three (3) months rent would be abated.
- Landlord Work:** Landlord will provide base building improvements, to include 800 amps electric service to the Premises, HVAC to Premises and plumbing brought to the Premises. Landlord will also level the floors where needed, install floor drains where needed and install building standard blinds on all windows.

Tenant

Improvements: Our budgeted Tenant Improvements are generally quite close to actual. Our estimate of your share of this work amounts to \$1,755,611.03, or \$53.15 per rentable sf.

Occupancy: Upon execution of a lease.

Parking: There is a limited amount of parking in the lower level of the building. The facility is leased to an operator. The present rate is \$200.00 per car per month.

Renewal: Right to renew for 5 years at the then-escalated rental rate, with 180 days' notice.

Space Planning: Design work will be done by Marc Realty Design at no cost to the school for initial space planning.

Telecom: The commercial space in the building has at least the following: Comcast, AT & T, Innovative Networks, Verizon, but the residential space has more.

Electricity: To be separately metered and charged to the school.

Janitorial: To be performed by school.

Signage: To be provided in lobby of building and at suite entrance by Landlord. Exterior signage would be considered, but would be subject to approval of Marc Realty Design, building management and City of Chicago.

Security Deposit: To be determined upon review of financial information.

We acknowledge that you cannot sign a lease yet. However, it should give you a good idea of what it would cost to move forward.

Please review this and let us know your comments.

Sincerely,

Bud O'Connor
AI Adducci

