

21145

**ADOPTED**  
BOARD OF TRUSTEES OF  
COMMUNITY COLLEGE DISTRICT NO. 508

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508  
County of Cook and State of Illinois

MAR 4 1999

COUNTY OF COOK  
AND STATE OF ILLINOIS

**FOSTER PARENT TRAINING AGREEMENT  
WASHINGTON COLLEGE**

THE CHANCELLOR

REPORTS

that the Foster Parent Training Program at Washington College provides training for prospective foster parents in Cook County under a grant from the Illinois Department of Children and Family Services; and

that classroom space is required for the conduct of said training and that leases must be negotiated for up to three classrooms for two nights per week from 6:00 p.m. to 10:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. on weekends, from July 1, 1998 to June 30, 1999; and

that rent will not exceed \$3,400 per month per site at the locations listed which are required by the grantor, Illinois Department of Children and Family Services; and

that training sites for fiscal year 1998-1999 are:

- Epiphany Church, 2008 W. Bradley Place, Chicago
- First Lutheran Church, 45 E. 150th Street, Harvey
- Galewood Community Church, 1776 N. Narragansett, Chicago
- South Suburban Evangelical Free Church, 18059 S. Lawndale, Hazelcrest

RECOMMENDS

that the Board of Trustees approves the Lease Agreements at the 4 sites in accordance with the Illinois Department of Children and Family Services grant requirements; and authorizes the Chairman and the Assistant Secretary to execute said Agreements on behalf of the Board.

Respectfully submitted,

Wayne D. Watson  
Chancellor

March 4, 1999

21145

LEASE FOR CLASSROOM SPACE  
BY AND BETWEEN  
THE BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508  
COUNTY OF COOK AND STATE OF ILLINOIS

AND

*Galewood Community Church*

The lease agreement is made from 1th day of July, 1998 by and between the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois (hereinafter "Board"), as Lessee and Galewood Community Church, a unit of Local government (hereinafter "Lessor") for use of classroom space to provide training for prospective foster parents in connection with IDCFS' Foster Parent Training Project in the premises located at 1776 N. Narragansett Chicago, Illinois 60639.

1. The term of this lease shall extend from July 1, <sup>1998</sup> 1999 through June 30, ~~2000~~ <sup>1999</sup> NEW

2. *Lessor agrees to rent the premises to the board for up to \$60.00 per weekday session and \$100 per Saturday sessions a maximum not to exceed \$1100.00 a month and a maximum not to exceed \$15,200.00 per year. Payment shall be made within two weeks of receipt of invoice.*

3. *Lessor agrees to provide two classrooms for a maximum of 40 persons each and to provide tables and chairs to seat a maximum of 40 persons in each classroom.*

4. Lessor agrees to provide the space described in (3) above from 6:00 p.m. to 10:00 p.m. on either Monday, Tuesday, Wednesday, Thursday, Friday and 9:00 a.m. to 5:00 p.m. on Saturday or a combination of those days of each week for the duration of the lease. During that time Lessor will provide the Trainer with access to a telephone for incoming and outgoing local calls at no cost to the Board.

5. Lessor agrees to repair and maintain the premises in good, safe, and habitable condition, and provide heat from 6:00 p.m. until 10:00 p.m. during the heating season. Lessor agrees to provide janitorial services. Lessee agrees to save and preserve the premises in their original condition, reasonable and ordinary wear excepted. Lessor agrees to provide 2 sets of keys, electricity, water, and any other necessary utility service at its own cost. Lessor agrees to provide access to toilet facilities that are

1-28-1999 6:16AM FROM

P.3

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clean and sanitary at no cost to the Board. Lessee agrees to bag its trash; Lessor will dispose of all such trash in accordance with its common trash disposal practice. Lessor will allow class attendees to use its parking lot.

6. Lessor will provide access to kitchen facilities, and Lessee may provide coffee makers and/or coffee urns and its own coffee, condiments and refreshments. Lessee agrees to leave the kitchen in a clean condition after use.
7. Lessee shall have the right to advertise its educational programs as available on these premises, and install temporary, easily removable signs on the premises, subject to Lessor's approval.
8. The premises shall not be sublet in whole or in part to any person by the Lessee and the Lessee shall not assign the lease in any manner. Lessee shall not effect any renovation.
9. Lessor or Lessee may terminate this lease on thirty (30) days written notice (or) immediately if premises become unsafe, and/or uninhabitable to the participants. At the termination of this lease, Lessee will yield up, immediate possession of the premises in good condition and repair.

Upon termination of this lease, Lessee shall have the right to remove from said premises each and every item of personal property owned, rented, leased, or borrowed by Lessee and located on said premises whether or not such item or items of personal property has or have been attached temporarily or permanently to said premises. If Lessee should cause structural damage to said premises, Lessee shall, at its own expense, repair the damage so caused.

10. Lessee agrees to hold Lessor, its contractors, agents and employees harmless and indemnified against all claims, and costs (including but not limited to attorneys' fees and costs) for injuries to all persons and for the damage to, ~~or the theft,~~ <sup>(KAW)</sup> ~~misappropriation or loss of~~ all property occurring in or about the facilities or building and due to acts, omissions, negligence of or default under this Agreement by Lessee, its agents, employees or invitees.
11. Lessee will allow Lessor or any authorized person free access to the premises for any purpose deemed necessary by the Lessor.

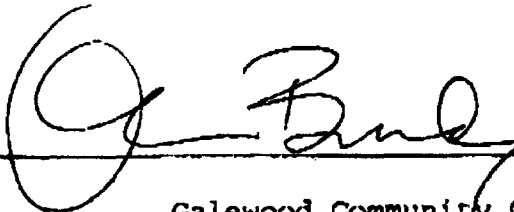
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P.4

- 12. If the premises shall be so injured by fire, explosion or other casualty as to be untenable, this lease agreement shall terminate and there shall be a proportionate abatement of rent paid from the day of said fire, explosion or other casualty.
- 13. This lease may be amended by the mutual written consent of the parties to this agreement.
- 14. All notices pursuant to this lease shall be in writing and sent to the parties at the following addresses by first class mail or personal delivery.

Lessee



Lessor

Board of Trustees of Community  
College District No. 508  
County of Cook and State of  
Illinois  
226 West Jackson  
Chicago, Illinois 60606

Galewood Community Church  
1776 N. Narragansett  
Chicago, Illinois 60639  
Reverend Jo Carole Bundy

MAR 4 - 1999

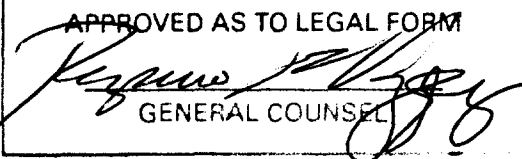
CHAIRMAN OF THE BOARD



Secretary

Approved as to Form

APPROVED AS TO LEGAL FORM



GENERAL COUNSEL

21145

LEASE FOR CLASSROOM SPACE

BY AND BETWEEN

THE BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO.508  
COUNTY OF COOK AND STATE OF ILLINOIS

AND

Epiphany United Church of Christ

The lease agreement is made from 1st day of July, 1998 by and between the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois (hereinafter "Board"), as Lessee and Epiphany United Church of Christ (hereinafter "Lessor"), for use of classroom space to provide training for prospective and licensed foster parents in connection with DCFS' Foster Parent Training Projects in the premises located at 2008 W. Bradley Place, Chicago, Illinois, 60618.

1. The term of this lease shall extend from July 1, 1998 through June 30, 1999.
2. Lessor agrees to rent the premises to the Board for \$50.00 per night for a maximum not to exceed \$800.00 month and not to exceed \$6,000.00 per year. Payment shall be processed for payment within two weeks of receipt of invoice.
3. Lessor agrees to provide one classroom for a maximum of 40 persons and to provide tables and chairs to seat a maximum of 40 persons in the classroom.
4. Lessor agrees to provide the space described in (3) above from 6:00 p.m. to 10:00 p.m. on either Monday, Tuesday, Wednesday or Thursday and 9:00 a.m. to 5:00 p.m. on Saturday or a combination of these days of each week for the duration of the lease. During that time Lessor will provide the Trainer with access to a telephone for incoming and outgoing local calls at no cost to the Board.
5. Lessor agrees to repair and maintain the premises in good, safe, and habitable condition, and provide heat from 6:00 p.m. until 10:00 p.m. or 9:00 a.m. to 5:00 p.m. on Saturday during the heating season. Lessor agrees to provide janitorial services. Lessee agrees to save and preserve the premises in their original condition, reasonable and ordinary wear excepted. Lessor agrees

to provide electricity, water, and any other necessary utility service at its own cost. Lessor agrees to provide access to toilet facilities that are clean and sanitary at no cost to the Board. Lessee agrees to bag its trash; Lessor will dispose of all such trash in accordance with its common trash disposal practice. Lessor will allow class attendees to use its parking lot.

6. Lessor will provide access to kitchen facilities, and Lessee may provide coffee maker and/or coffee urns and its own coffee, condiments and refreshments. Lessee agrees to leave the kitchen in a clean condition after use.
7. Lessee shall have the right to advertise its educational programs as available on these premises, and install temporary, easily removable signs on the premises, subject to Lessor's approval.
8. The premises shall not be sublet in whole or in part to any person by the Lessee and the Lessee shall not assign the lease in any manner. Lessee shall not effect any renovation.
9. Lessor or Lessee may terminate this lease on thirty (30) days written notice (or) immediately if premises become unsafe, and/or uninhabitable to the participants. At the termination of this lease, Lessee will yield up, immediate possession of the premises in good condition and repair.

Upon termination of this lease, Lessee shall have the right to remove from said premises each and every item of personal property owned, rented, leased, or borrowed by Lessee and located on said premises whether or not such item or items of personal property has or have been attached temporarily or permanently to said premises. If Lessee should cause structural damage to said premises, Lessee shall, at its own expense, repair the damage so caused.

10. Lessee agrees to hold Lessor, its contractors, agents and employees harmless and indemnified against all claims, and costs (including but not limited to attorneys' fees and costs) for injuries to all persons and for the damage to, ~~or the theft,~~ <sup>(X 4/12)</sup> ~~misappropriation or loss of~~ all property occurring in or about the facilities or building and due to acts, omissions, negligence of or default under this Agreement by Lessee, its agents, employees or invitees.

- 11. Lessee will allow Lessor or any authorized person free access to the premises for any purpose deemed necessary by the Lessor.
- 12. If the premises shall be so injured by fire, explosion or other casualty as to be untenable, this lease agreement shall terminate and there shall be a proportionate abatement of rent paid from the day of said fire, explosion or other casualty.
- 13. This lease may be amended by the mutual written consent of the parties to this agreement.
- 14. All notices pursuant to this lease shall be in writing and sent to the parties at the following addresses by first class mail or personal delivery.


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Lessee

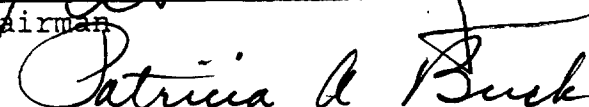
  
\_\_\_\_\_  
Lessor

- COUNCIL PRESIDENT - Lessor


Board of Trustees of Community  
College District No. 508  
County of Cook and State of  
Illinois  
226 West Jackson  
Chicago, Illinois 60606

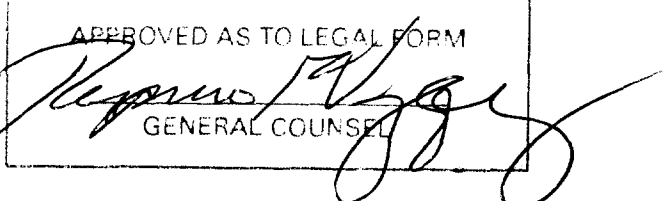
Epiphany Church  
2008 W. Bradley Place  
Chicago, Illinois 60618  
*Audrey Maznarcik - Treasury*

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary

MAR 4 - 1999

Approved as to Form 

APPROVED AS TO LEGAL FORM  
  
GENERAL COUNSEL

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99 JUN 15 PM 3:22  
LEASE FOR CLASSROOM SPACEC.C.C.  
OFFICE OF THE  
GENERAL COUNSELBY AND BETWEEN  
THE BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508  
COUNTY OF COOK AND STATE OF ILLINOIS

AND

South Suburban Free Church

The lease agreement is made from 1st day of July, 1998 by and between the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois (hereinafter "Board"), as Lessee and South Suburban Free Church (hereinafter "Lessor"), for use of classroom space to provide training for prospective and licensed foster parents in connection with DCFS' Foster Parent Training Projects in the premises located at 18059 S. Lawndale, Homewood, Illinois, 60426.

1. The term of this lease shall extend from July 1, 1998 through June 30, 1999.
2. Lessor agrees to rent the premises to the Board for \$90.00 per session for a maximum not to exceed ~~\$18,000.00~~ month and not to exceed ~~\$18,000.00~~ per year. Payment shall be processed for payment within two weeks of receipt of invoice. \$1,800.00  
(KWW)  
(BP)
3. Lessor agrees to provide one classroom for a maximum of 40 persons and to provide tables and chairs to seat a maximum of 40 persons in the classroom.
4. Lessor agrees to provide the space described in (3) above from 6:00 p.m. to 10:00 p.m. on either Monday, Tuesday, Wednesday or Thursday and 9:00 a.m. to 5:00 p.m. on Saturday of a combination of these days of each week for the duration of the lease. During that time Lessor will provide the Trainer with access to a telephone for incoming and outgoing local calls at no cost to the Board.
5. Lessor agrees to repair and maintain the premises in good, safe, and habitable condition, and provide heat from 6:00 p.m. until 10:00 p.m. weekdays and/or 9:00 a.m. until 5:00 p.m. Saturdays during the heating season. Lessor agrees to provide janitorial services. Lessee agrees to save and preserve the premises in their original condition, reasonable and ordinary wear excepted. Lessor agrees to



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99 JUN 15 PM 3:32  
provide electricity, water, and any other necessary utility service at its own cost. Lessor agrees to provide access to toilet facilities that are clean and sanitary at no cost to the Board. Lessee agrees to bag its trash; Lessor will dispose of all such trash in accordance with its common trash disposal practice. Lessor will allow class attendees to use its parking lot.

6. Lessor will provide access to kitchen facilities, and Lessee may provide coffee maker and/or coffee urns and its own coffee, condiments and refreshments. Lessee agrees to leave the kitchen in a clean condition after use.
7. Lessee shall have the right to advertise its educational programs as available on these premises, and install temporary, easily removable signs on the premises, subject to Lessor's approval.
8. The premises shall not be sublet in whole or in part to any person by the Lessee and the Lessee shall not assign the lease in any manner. Lessee shall not effect any renovation.
9. Lessor or Lessee may terminate this lease on thirty (30) days written notice (or) immediately if premises become unsafe, and/or uninhabitable to the participants. At the termination of this lease, Lessee will yield up, immediate possession of the premises in good condition and repair.

Upon termination of this lease, Lessee shall have the right to remove from said premises each and every item of personal property owned, rented, leased, or borrowed by lessee and located on said premises whether or not such item or items of personal property has or have been attached temporarily or permanently to said premises. If lessee should cause structural damage to said premises, Lessee shall, at its own expense, repair the damage so caused.

10. During the term of the lease, the lessee will indemnify and hold lessor harmless against all claims, actions and judgments for personal injury or property damage due to the negligent acts or omissions by Lessee, its agents, employees or invitees. Under no circumstances shall Lessee indemnify criminal or intentional conduct, nor shall the

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OFFICE OF THE GENERAL COUNSEL

- 11. Lessee will allow Lessor or any authorized person free access to the premises for any purpose deemed necessary by the Lessor.
- 12. If the premises shall be so injured by fire, explosion or other casualty as to be untenable, this lease agreement shall terminate and there shall be a proportionate abatement of rent paid from the day of said fire, explosion or other casualty.
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- 14. All notices pursuant to this lease shall be in writing and sent to the parties at the following addresses by first class mail or personal delivery.

*[Handwritten Signature]*

Lessee

*Rev. Bill Reed*

Lessor

Board of Trustees of Community  
 College District No. 508  
 County of Cook and State of  
 Illinois  
 226 West Jackson  
 Chicago, Illinois, 60606

South Suburban Free Church  
 18059 S. Lawndale  
 Homewood, Illinois 60426  
 Pastor Bill Reed

MAR 4 - 1999

*[Handwritten Signature]*  
Chairman

*[Handwritten Signature]*  
Secretary

Approved as to Form *[Redacted]*

APPROVED AS TO LEGAL FORM  
*[Handwritten Signature]*  
 GENERAL COUNSEL

21145 RECEIVED

99 JUN 15 PM 3:32  
LEASE FOR CLASSROOM SPACE

BY AND BETWEEN  
OFFICE OF THE  
THE BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508  
COUNTY OF COOK AND STATE OF ILLINOIS

AND

Epiphany United Church of Christ

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10. Lessee agrees to hold Lessor, its contractors, agents and employees harmless and indemnified against all claims, and costs (including but not limited to attorneys' fees and costs) for injuries to all persons and for the damage to, or the theft, misappropriation or loss of all property occurring in or about the facilities or building and due to acts, omissions, negligence of or default under this Agreement by Lessee, its agents, employees or invitees.

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99 JUN 15 3:33 PM

OFFICE OF THE  
GENERAL COUNSEL

- 11. Lessee will allow <sup>99 JUN 15 3:33 PM</sup> any authorized person free access to the premises for any purpose deemed necessary by the Lessor.
- 12. If the premises shall be so injured by fire, explosion or other casualty as to be untenable, this lease agreement shall terminate and there shall be a proportionate abatement of rent paid from the day of said fire, explosion or other casualty.
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\_\_\_\_\_  
Lessee

DB Lessor  
CURCH PRESIDENT Lessor

Board of Trustees of Community  
 College District No. 508  
 County of Cook and State of  
 Illinois  
 226 West Jackson  
 Chicago, Illinois 60606

Epiphany Church  
 2008 W. Bradley Place  
 Chicago, Illinois 60618  
 Audrey Maznarcz - Treasury

James A. Dyson  
 VICE Chairman  
Patricia A. Buck  
 Secretary

~~\_\_\_\_\_~~

APPROVED AS TO LEGAL FORM  
James A. Dyson  
 GENERAL COUNSEL