

**FOURTH AMENDMENT TO LEASE
BETWEEN
THE MILWAUKEE BOARD OF SCHOOL DIRECTORS
AND
CARMEN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY
AT
NORTHWEST SECONDARY SCHOOL**

THIS FOURTH AMENDMENT TO LEASE (“Fourth Amendment”) is made as of the ____ day of _____, 2023, 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 November 30, 2012; and

WHEREAS, the Board and Lessee entered into that certain First Amendment to Lease dated December 21, 2017; and

WHEREAS, the Board and Lessee entered into that certain Second Amendment to Lease dated January 24, 2019; and

WHEREAS, the Board and Lessee entered into that certain Third Amendment to Lease dated July 1, 2021; 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, demise and let into Lessee that portion of the Northwest Secondary School, located at 5496 North 72 Street, Milwaukee, WI 53218 (“the Property”) described on Exhibit A attached hereto which includes 133,821 square feet.
2. Section 6.a is hereby deleted and replaced with the following:
 - a. 2023-2024: \$700,722. 2024-2025: \$714,736. 2025-2026: \$729,031. Rent shall be payable in twelve (12) equal monthly payments.
3. Section 6.c. is hereby deleted and replaced with the following:

Rent is to be paid to: Milwaukee Public Schools, Facilities and Maintenance Services, 1124 North 11th Street, Milwaukee, Wisconsin, 53233, Attention: Director.

4. Section 17 is hereby deleted and replaced with the following:

The Board will bear the cost of electricity, gas, water, sewer, recycling and trash removal. Lessee will pay for the installation, maintenance, and service of telephone lines and internet connections for its operation.

5. Except as modified by this Fourth Amendment, the Lease shall continue in full force and effect as provided therein.

[Signatures appear on following page]

**Signature Page to Fourth Amendment of Lease Agreement Between
the Milwaukee Board of School Directors
and
Carmen High School of Science and Technology
at
Northwest Secondary School**

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

**LESSOR:
MILWAUKEE BOARD OF SCHOOL DIRECTORS**

Marva Herndon
President, Milwaukee Board of School Directors

Date

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

Date

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

Ivan Gamboa
Chair-Board of Directors

Date

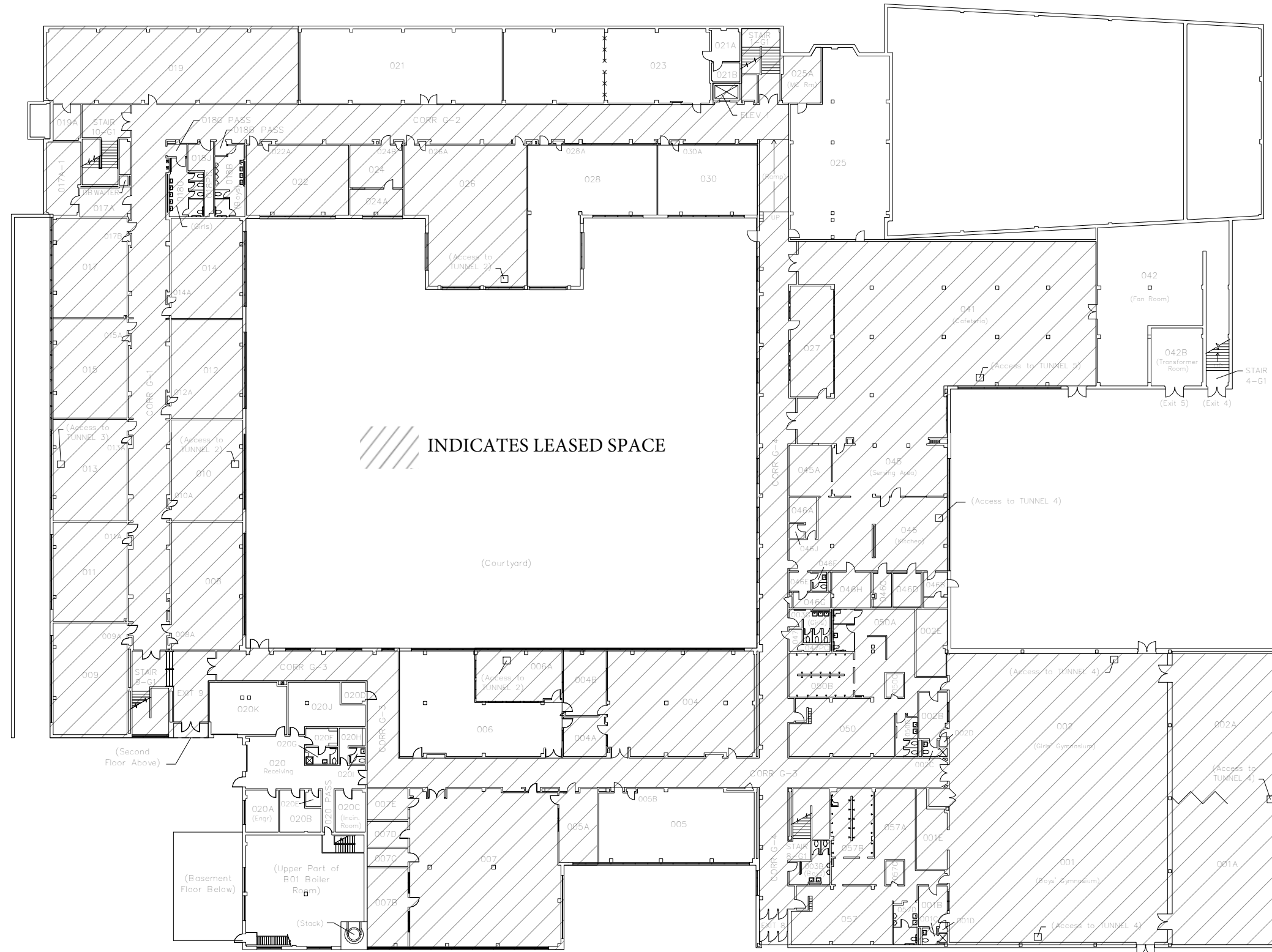
EXHIBIT A



**MILWAUKEE
PUBLIC SCHOOLS**

Department of Facilities and Maintenance Services
1124 NORTH 11th STREET
MILWAUKEE, WISCONSIN 53202

(414) 283-4600

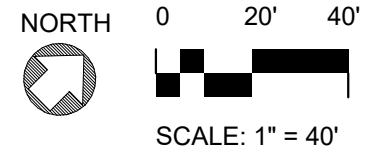


//// INDICATES LEASED SPACE

GROUND FLOOR PLAN

SITE NO: 053 - NORTHWEST SECONDARY SCHOOL
5496 N. 72ND STREET, MILWAUKEE, WI 53218

07/27/23

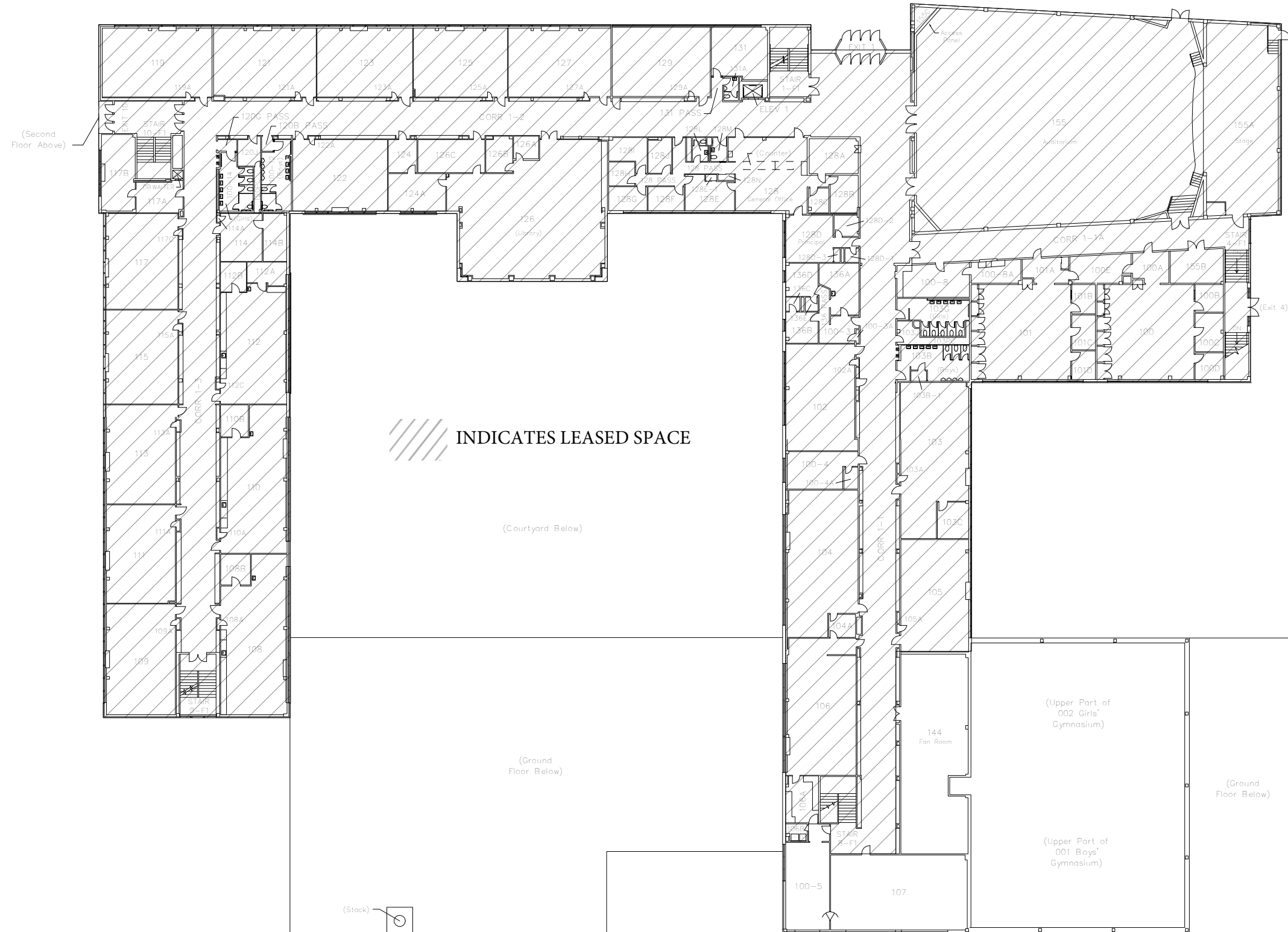




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INDICATES LEASED SPACE

FIRST FLOOR PLAN

SITE NO: 053 - NORTHWEST SECONDARY SCHOOL
5496 N. 72ND STREET, MILWAUKEE, WI 53218

07/27/23

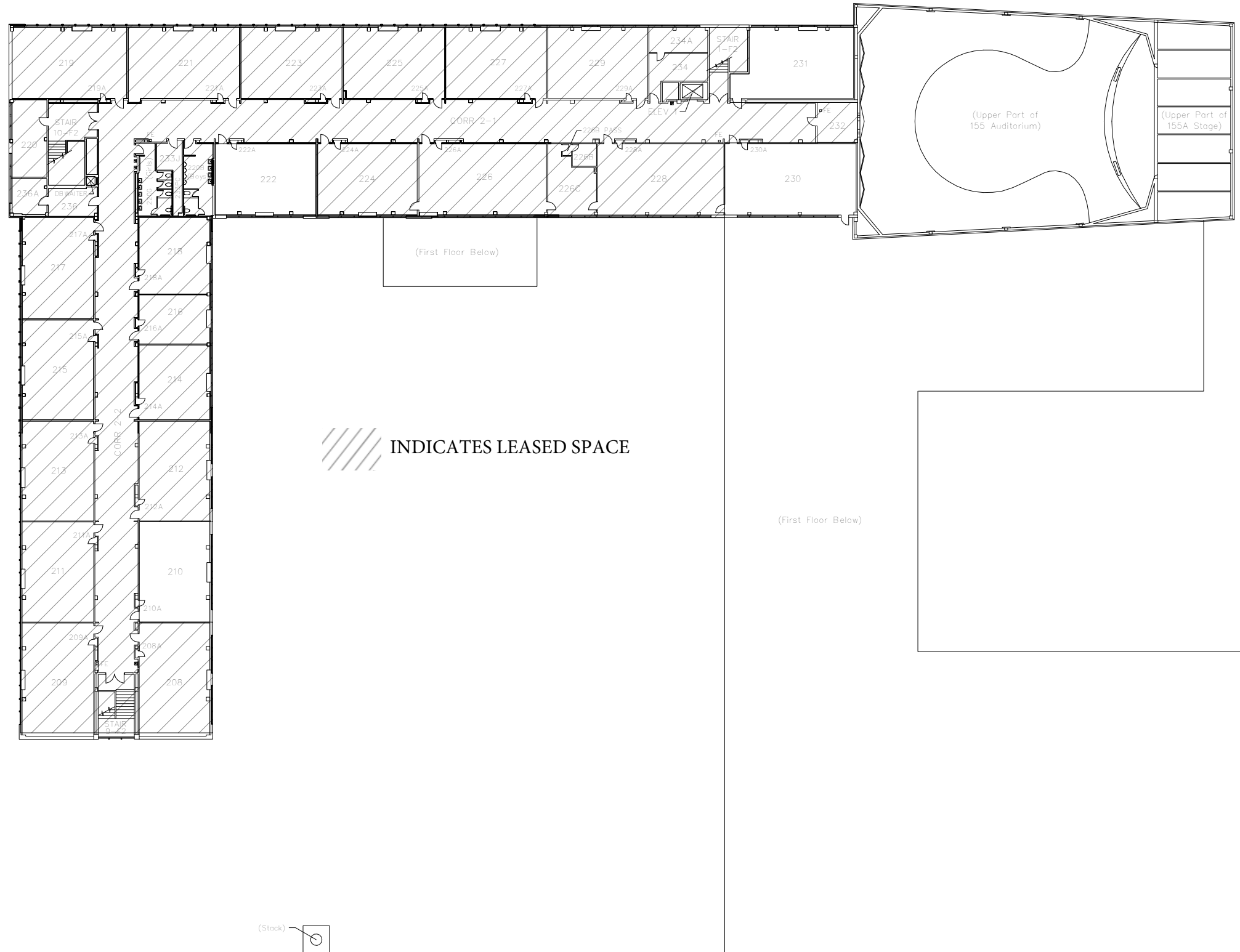




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SECOND FLOOR PLAN

SITE NO: 053 - NORTHWEST SECONDARY SCHOOL
5496 N. 72ND STREET, MILWAUKEE, WI 53218

07/27/23



SCALE: 1" = 40'