

**THIRD AMENDMENT TO LEASE  
BETWEEN  
THE MILWAUKEE BOARD OF SCHOOL DIRECTORS  
AND  
CARMEN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY  
AT  
CASIMIR PULASKI HIGH SCHOOL**

**THIS THIRD AMENDMENT TO LEASE** (“Third Amendment”) is made as of the \_\_\_ day of \_\_\_\_\_, 2021, 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 April 21, 2016; and

**WHEREAS**, the Board and Lessee entered into that certain First Amendment to Lease dated June 29, 2017; and

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

**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 2 of the Lease is hereby deleted and replaced with the following:

2. TERM: The term shall commence on July 1, 2021 and will terminate on June 30, 2026, except either party may terminate the lease by providing the other party 60 day written notice of termination. No notice of termination may be given more than 60 days prior to the end of the academic year. Upon termination, Lessee shall vacate the premises in a manner consistent with the terms and conditions of the Lease.

2. Section 3 of the Lease is hereby deleted and replaced with the following:

3. EXTENSION OF LEASE: The term of this Lease may be extended beyond June 30, 2026 (the “First Extension Period”), provided (i) Carmen has provided the Board written notice of its desire to extend the term of the Lease at least 90 days prior to the end of the Term; (ii) Carmen has received an extension or renewal of its charter contract (the “Charter Extension”),

and (iii) the Board and Carmen have mutually agreed to extend the Lease, then the term of the Lease shall be extended for a period of time not to exceed the length of the Charter Extension. All terms and conditions of this Lease will remain in full effect during the First Extension Period.

3. Section 6.a is hereby deleted and replaced with the following:
  - a. 2021-2022: \$490,836. 2022-2023: \$500,653. 2023-2024 \$510,666. 2024-2025: \$520,879. 2025-2026: \$531,297. Rent shall be payable in twelve (12) equal monthly payments. Each lease year, the parties shall negotiate in good faith whether to adjust the amount of the rental increase in subsequent lease year(s). Any such adjustment shall be mutually agreed upon and reduced to writing.
4. Except as modified by this Third Amendment, the Lease shall continue in full force and effect as provided therein.

[Signatures appear on following page]

**Signature Page to Third Amendment of Lease Agreement Between  
the Milwaukee Board of School Directors  
and  
Carmen High School of Science and Technology  
at  
Casimir Pulaski High 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**

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Robert E. Peterson  
President, Board of School Directors

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

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

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Ivan Gamboa  
Chair-Board of Directors