

(ATTACHMENT 1) ACTION ON A REQUEST TO APPROVE THE SECOND AMENDMENT TO THE LEASE AGREEMENT BETWEEN MILWAUKEE PUBLIC SCHOOLS AND LEARNING LINKS MGIS, LLC, FOR SPACE IN MILWAUKEE GERMAN IMMERSION SCHOOL LOCATED AT 3778 NORTH 82ND STREET

**SECOND AMENDMENT TO LEASE
BETWEEN
THE MILWAUKEE BOARD OF SCHOOL DIRECTORS
AND
LEARNING LINKS MGIS, LLC
AT
MILWAUKEE GERMAN IMMERSION SCHOOL**

THIS SECOND AMENDMENT TO LEASE (“Second Amendment”) is made as of the 27th day of June, 2019, by and between **THE MILWAUKEE BOARD OF SCHOOL DIRECTORS** (hereinafter “the Board”) and **LEARNING LINKS MGIS, LLC** (hereinafter “Lessee”).

RECITALS

WHEREAS, the Board and Lessee entered into that certain Lease dated May 25, 2017; and

WHEREAS, the Board and Lessee entered into that certain First Amendment to Lease dated June 28, 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, 2019, and will terminate on June 30, 2022, 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 less 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 this Lease.
2. Section 3 of the Lease is hereby deleted and replaced with the following:
 3. EXTENSION OF LEASE: Lessee shall have the option to extend this lease of the Premises for one additional three-year term (“the Extension”), contingent upon the negotiation and mutual agreement between the Board and the Lessee as to the rental fee and other Lease terms for the Extension.
3. Section 5(c) of the Lease is hereby deleted and replaced with the following:

c) Lessee further understands that the School is closed on all weekends and on all days in which Milwaukee Public Schools are closed for student instruction; except for scheduled professional development days, parent-teacher conference days, record days, October break, and mid-semester break.

4. Section 6(a) of the Lease is hereby deleted and replaced with the following:
 - a. 2019-2020: \$14,257. 2020-2021: \$14,542. 2021-2022 \$14,833. Rent shall be payable in twelve (12) equal monthly payments.
5. Except as modified by the First Amendment to Lease and this Second Amendment, the Lease shall continue in full force and effect as provided therein. If there are any conflicts between the Lease, the First Amendment to Lease, and this Second Amendment to Lease, this Second Amendment to Lease shall control.

[Signatures appear on following page]

**Signature Page to Second Amendment of Lease Agreement Between
the Milwaukee Board of School Directors
and
Learning Links MGIS, LLC
For
Milwaukee German Immersion School
Located at 3778 North 82nd Street**

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

**LESSOR:
MILWAUKEE BOARD OF
SCHOOL DIRECTORS**

Larry Miller
President
Milwaukee Board of School Directors

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

**LESSEE:
LEARNING LINKS MGIS, LLC**

Kristen Brost