

**THIRD AMENDMENT TO LEASE
BETWEEN
THE MILWAUKEE BOARD OF SCHOOL DIRECTORS
AND
MILWAUKEE TEACHER EDUCATION CENTER, INC.
d/b/a URBAN LEARNING COLLABORATIVE for
MILWAUKEE ENVIRONMENTAL SCIENCES ACADEMY
AT
65TH STREET SCHOOL BUILDING**

THIS THIRD AMENDMENT TO LEASE (“Third Amendment”) is made as of the ____ day of _____, 2022, by and between **THE MILWAUKEE BOARD OF SCHOOL DIRECTORS** (hereinafter “the Board”) and **MILWAUKEE TEACHER EDUCATION CENTER, INC. d/b/a URBAN LEARNING COLLABORATIVE for MILWAUKEE ENVIRONMENTAL SCIENCES ACADEMY** (hereinafter “Lessee”).

RECITALS

WHEREAS, the Board and Lessee entered into that certain Lease dated February 1, 2013; and

WHEREAS, the Board and Lessee entered into that certain First Amendment to Lease dated June 28, 2018; and

WHEREAS, the Board and Lessee entered into that certain Second Amendment to Lease dated June 25, 2020; 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 2 of the Lease is hereby deleted and replaced with the following:

2. TERM The term of this Lease (the “Term”) shall commence on July 1, 2022 and will terminate on June 30, 2025, with each one-year period from July 1 through and including June 30 being designated herein as a “Lease Year,” except either party may terminate the Lease by providing the other party 60 days written notice of termination. No notice of termination may be given more than 60 days prior to the end of any Lease Year. Upon termination, Lessee shall vacate the Premises in a manner consistent with the terms and conditions of this Lease.

2. Section 6.a. is hereby deleted and replaced with the following:

The first year rental amount shall be \$352,956 payable in twelve (12) equal monthly payments. The annual rental amount for year two shall be \$360,015 payable in twelve (12) equal monthly payments. The annual rental amount for year three shall be \$367,215 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 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
Milwaukee Teacher Education Center, Inc.
d/b/a Urban Learning Collaborative for
Milwaukee Environmental Sciences Academy
at
65th Street School Building**

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

**LESSOR:
MILWAUKEE BOARD OF
SCHOOL DIRECTORS**

Robert E. Peterson
President, Milwaukee Board of School Directors

Date

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

Date

**LESSEE:
MILWAUKEE TEACHER EDUCATION CENTER, INC.
d/b/a URBAN LEARNING COLLABORATIVE for
MILWAUKEE ENVIRONMENTAL SCIENCES ACADEMY**

Laci Coppins Robbins, Ed. D.
Executive Director

Date