<u>TERMINATION OF LEASE AGREEMENT</u>

THIS TERMINATION OF LEASE AGREEMENT is made and entered into as of the _____ day of _____, 2024, by and between the Milwaukee Board of School Directors, a Wisconsin statutory corporation ("Board"), and Milwaukee Excellence Charter School (the "Lessee").

<u>Recitals</u>

WHEREAS, the Board and Lessee entered into that certain Lease Agreement dated effective as of April 21, 2016, as amended by that certain First Amendment dated June 24, 2021 and that certain Second Amendment dated May 25, 2023 (collectively, the "Lease"), relating to the property and improvements located at 4950 N. 24th Street, Milwaukee, Wisconsin (the "Property"); and

WHEREAS, the Board and Lessee desire to terminate the Lease as hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing Recitals, the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, Board and Lessee agree as follows:

1. The Lease is hereby terminated effective as of June 30, 2024 (the "Effective Date").

2. Lessee shall vacate the Property in a manner consistent with the terms and conditions of the Lease no later than the Effective Date.

3. Board hereby agrees to accept the surrender of the Property as of the Effective Date, and except for those items identified in a walk-through of the Property conducted at a mutually agreeable date and time by representatives of Board and Lessee prior to the Effective Date, hereby releases Lessee and its officers, directors, employees and agents from any and all liability or obligations arising under the Lease from and after the Effective Date.

[Signatures appear on following page]

IN WITNESS WHEREOF, this Termination of Lease Agreement has been executed as of the date 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:
MILWAUKEE EXCELLENCE
CHARTER SCHOOL

_____

Rodney Lynk, Jr.
Executive Director

_____

Date