

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

THIS SECOND AMENDMENT TO LEASE (“Second Amendment”) is made as of the 24th day of January, 2019, 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 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.a. of the Lease is hereby deleted and replaced with the following:
 1. **PREMISES:** The Board does hereby lease to Lessee that portion of the Northwest Secondary School located at 5496 North 72nd Street, Milwaukee Wisconsin 53218 (“the Property”) described below.
 - a. Leased space (“Leased Premises”) to include: 133,509 square feet of dedicated space as indicated on Exhibit A.
2. 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, 2021, 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.
3. 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, 2021 (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.

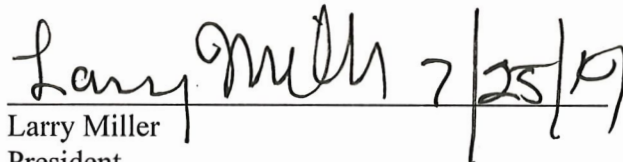
4. Section 6.a is hereby deleted and replaced with the following:
 - a. 2019-2020: \$645,935. 2020-2021: \$658,854. Rent shall be payable in twelve (12) equal monthly payments.
5. Except as modified by this Second Amendment, the Lease shall continue in full force and effect as provided therein.

[Signatures appear on following page]

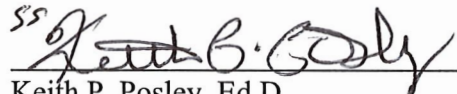
**Signature Page to Second Amendment of Lease Agreement Between
the Milwaukee Board of School Directors
and
Carmen High School of Science and Technology
at
Northwest Secondary School**

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

**LESSOR:
MILWAUKEE BOARD OF
SCHOOL DIRECTORS**




Larry Miller
President
Milwaukee Board of School Directors




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

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

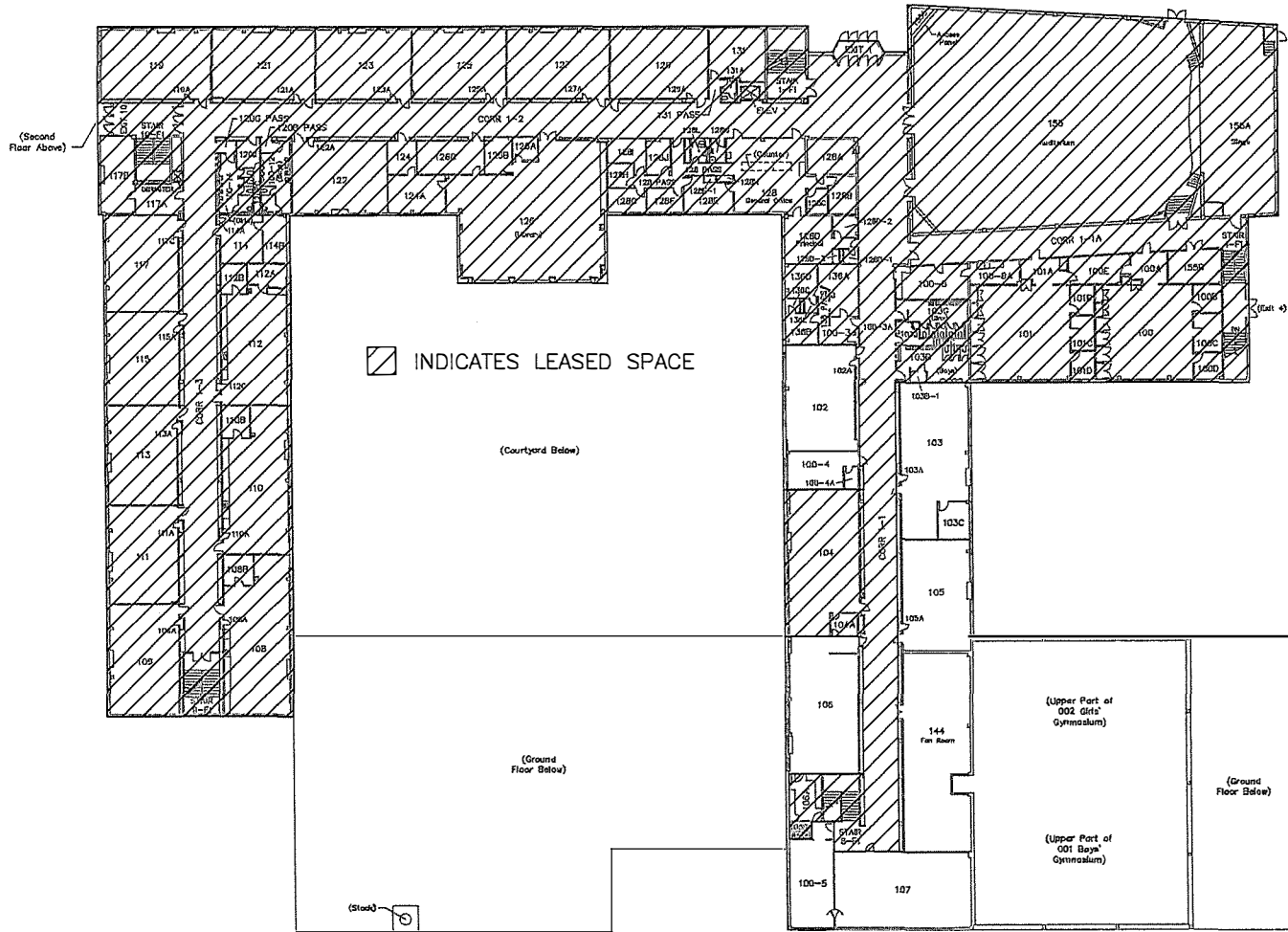


Ivan Gamboa
Chair-Board of Directors



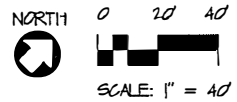
Patricia Hoben
Head of Schools

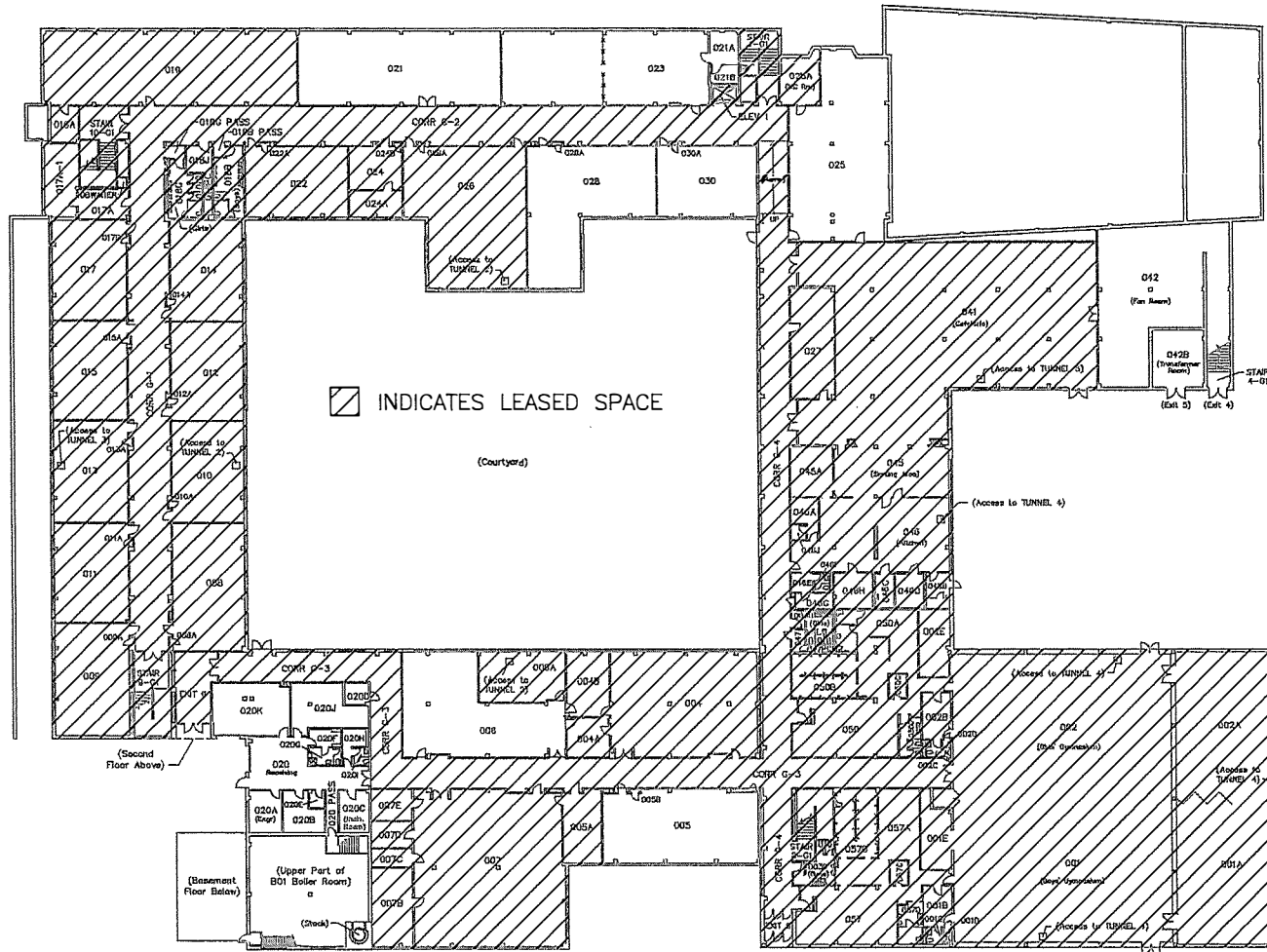
EXHIBIT A



FIRST FLOOR PLAN

SITE NO: 053 - NORTHWEST SECONDARY SCHOOL.
 5436 N. 72ND STREET, MILW., WI. 53218
 DATE: 10/14/08





GROUND FLOOR PLAN

SITE NO: 053 - NORTHWEST SECONDARY SCHOOL
 5436 N. 72ND STREET, MILW, WI, 53218
 DATE: 10/14/08

