

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

THIS THIRD AMENDMENT TO LEASE ("Third Amendment") is made as of the 20th day of June, 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 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 entered into that certain Second Amendment to Lease dated January 24, 2019; 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 of the Lease is hereby deleted and replaced with the following:

1. PREMISES: The Board does hereby lease, demise and let into Lessee that portion of the Northwest Secondary School, located at 5496 North 72 Street, Milwaukee, WI 53218 ("the Property") described on Exhibit A attached hereto which includes 133,379 square feet.

2. 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 (the "Third Amendment Extension Term"). 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 not be extended beyond June 30, 2026.
4. Section 6.a is hereby deleted and replaced with the following:
 - a. 2021-2022: \$672,070. 2022-2023: \$685,511. 2023-2024 \$699,221. 2024-2025 \$713,205. 2025-2026 \$727,469. Rent shall be payable in twelve (12) equal monthly payments.
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]

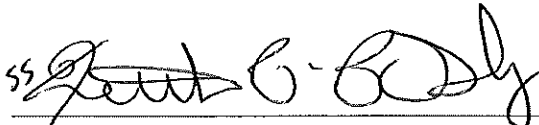
Signature Page to Third Amendment of Lease Agreement Between
the Milwaukee Board of School Directors
and
Carmen High School of Science and Technology
at
Northwest Secondary School

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

LESSOR:
MILWAUKEE BOARD OF
SCHOOL DIRECTORS

 10/15/21

Robert E. Peterson
President
Milwaukee Board of School Directors

 9/28/21

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

LESSEE:
CARMEN HIGH SCHOOL OF
SCIENCE AND TECHNOLOGY

 9/13/21

Ivan Gamboa
Chair-Board of Directors

FIRST FLOOR PLAN
 SITE NO. 099 - NORTHWEST SECONDARY SCHOOL
 5436 N. 72ND STREET, MILW., WI. 53218
 DATE: 4/29/2021

NOTE : ROOMS 100-8 AND 100-8A ARE NO LONGER IN LEASED SPACE. ROOMS 100-4 AND 100-4A ARE NOW INCLUDED.

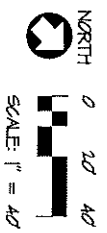
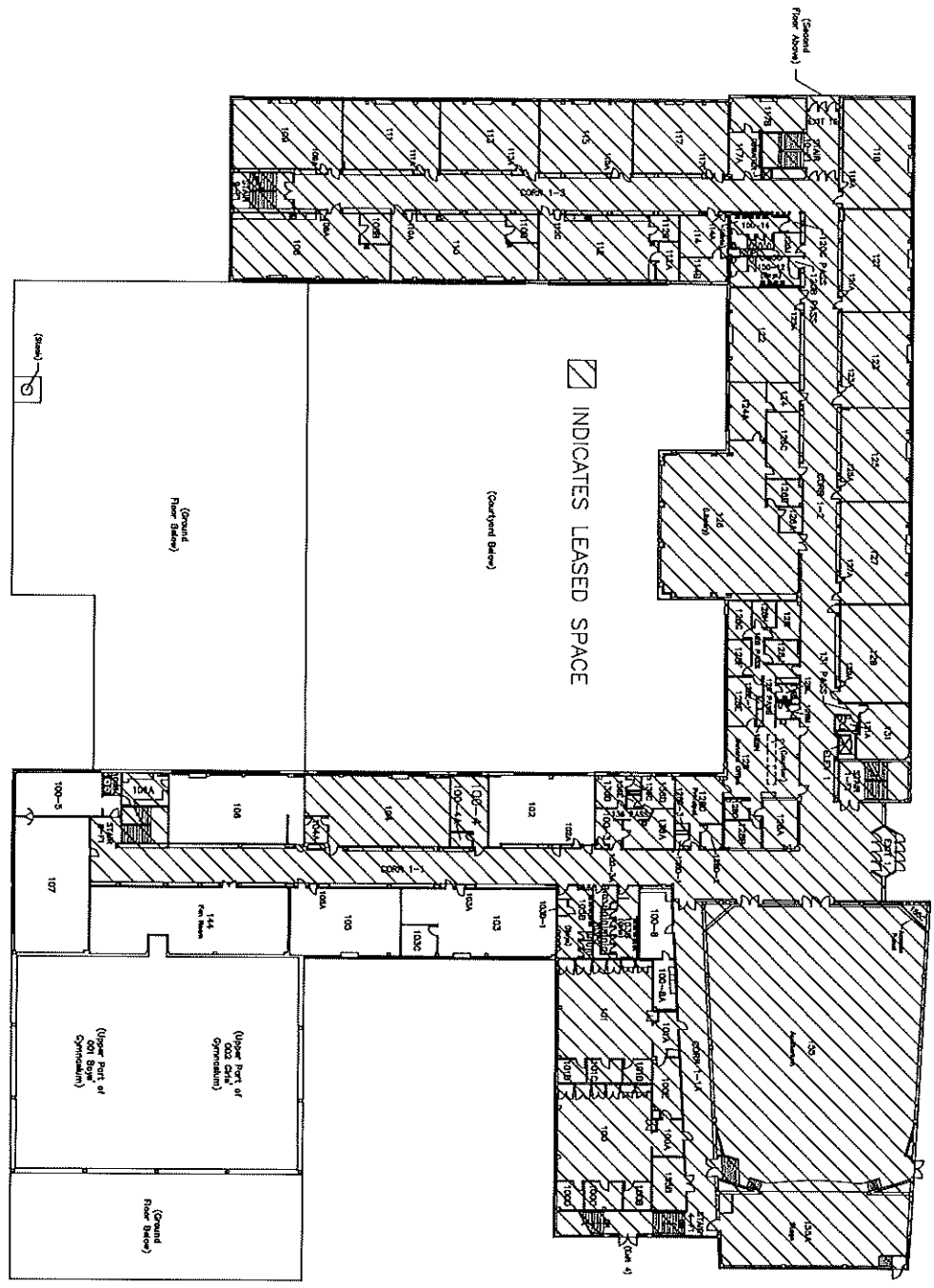


EXHIBIT A

Milwaukee Public Schools
 Division of Facilities and Maintenance Services
 1124 North 11th Street
 P.O. BOX 6259
 Milwaukee, Wisconsin 53206-0259
 Phone : 414 223-4460
 Fax : 414 223-4008