

**ACTION ON A REQUEST TO APPROVE THE SECOND AMENDMENT TO EXTEND THE LEASE AGREEMENT WITH CARMEN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY AT CASIMIR PULASKI HIGH SCHOOL LOCATED AT 2500 WEST OKLAHOMA AVENUE**

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

**THIS SECOND AMENDMENT TO LEASE** (“Second Amendment”) is made as of the 24<sup>th</sup> 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 April 21, 2016; and

**WHEREAS**, the Board and Lessee entered into that certain First Amendment to Lease dated June 29, 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 Casimir Pulaski High School located at 2500 West Oklahoma Avenue, Milwaukee Wisconsin 53215 (“the Property”) described below.

a. Leased space (“Leased Premises”) to include: 66,037 square feet of dedicated space and 61,889 square feet of shared space as shown 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: \$476,447. 2020-2021: \$481,212. 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.

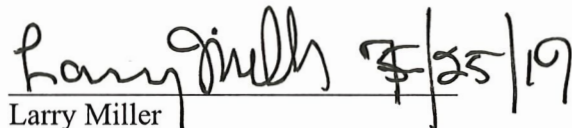
[Signatures appear on following page]

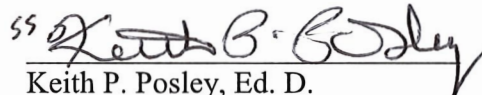


**Signature Page to Second Amendment of Lease Agreement Between  
the Milwaukee Board of School Directors  
and  
Carmen High School of Science and Technology  
at  
Casimir Pulaski High School**


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

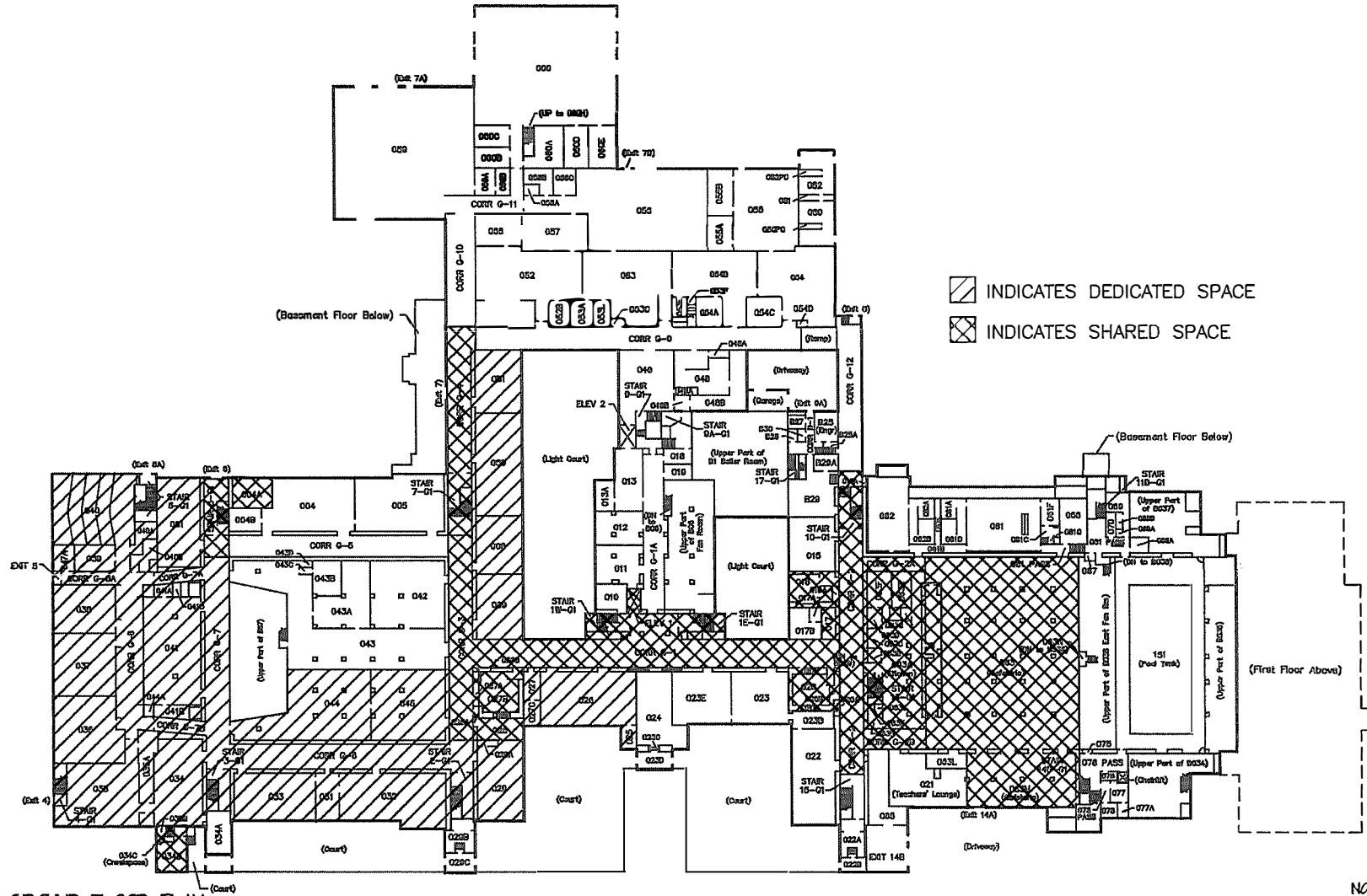
**LESSEE:  
CARMEN HIGH SCHOOL OF  
SCIENCE AND TECHNOLOGY**

  
\_\_\_\_\_  
Ivan Gamboa  
Chair-Board of Directors

  
\_\_\_\_\_  
Patricia Hoben  
Head of Schools

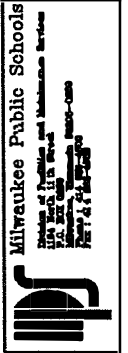
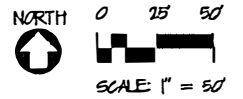


# EXHIBIT A

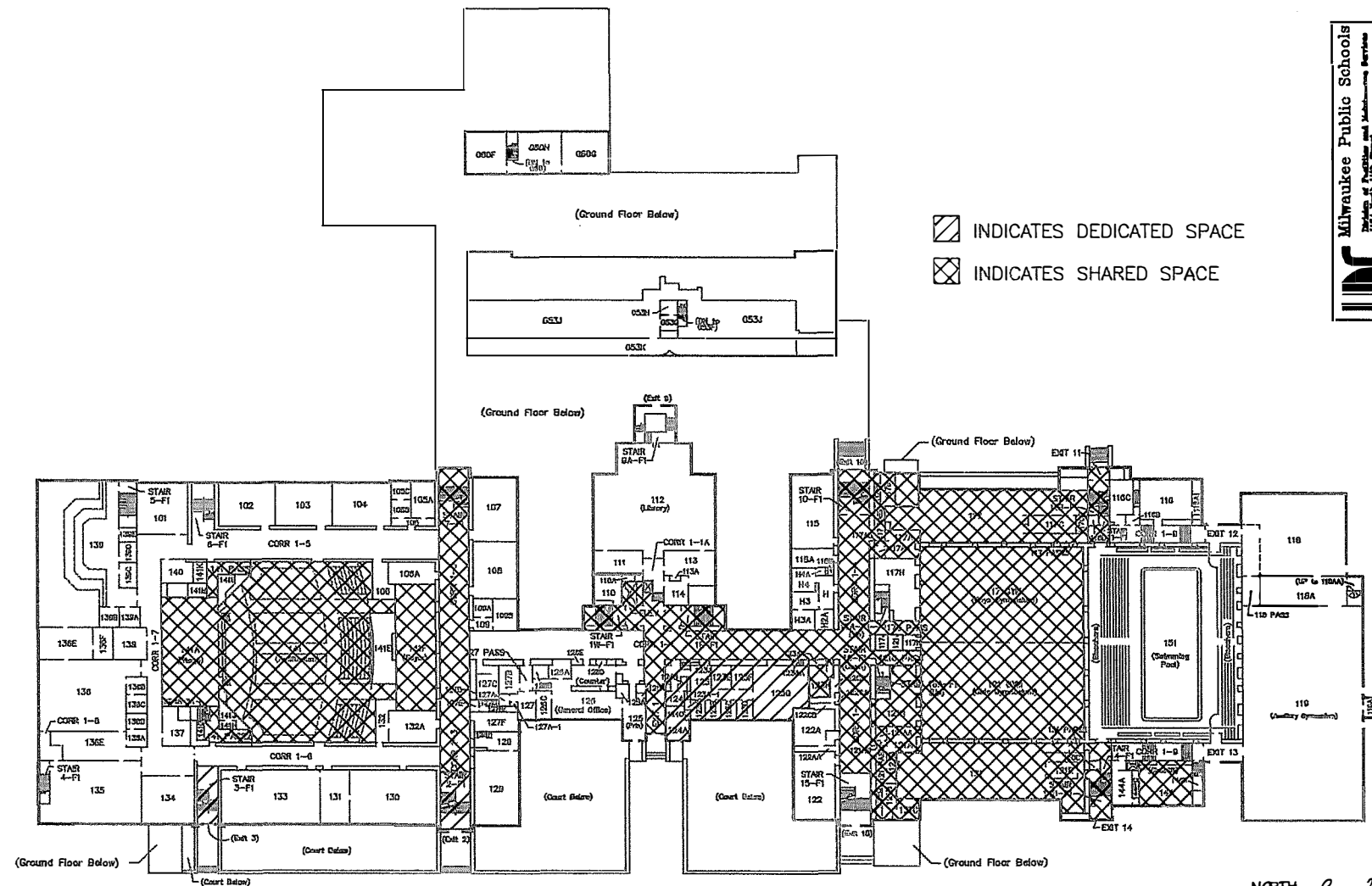


GROUND FLOOR PLAN

SITE NO: 026 - CASIMIR PULASKI HIGH SCHOOL  
2500 W. OKLAHOMA AVENUE, MILW., WI. 53215-4498  
DATE: 5/3/11

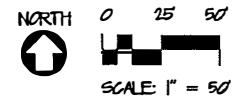




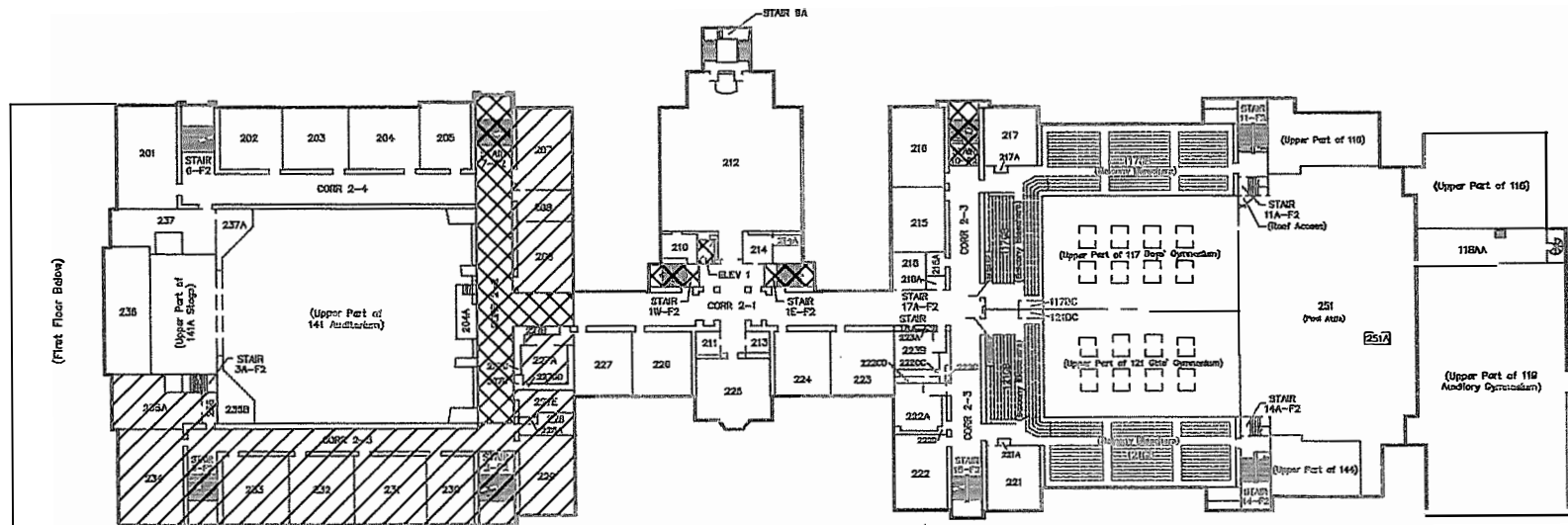


# FIRST FLOOR PLAN

SITE NO: 016 - CASIMIR PULASKI HIGH SCHOOL  
 2500 W. OKLAHOMA AVENUE, MILW., WI. 53215-4428  
 DATE: 11/21/08







- INDICATES DEDICATED SPACE
- INDICATES SHARED SPACE

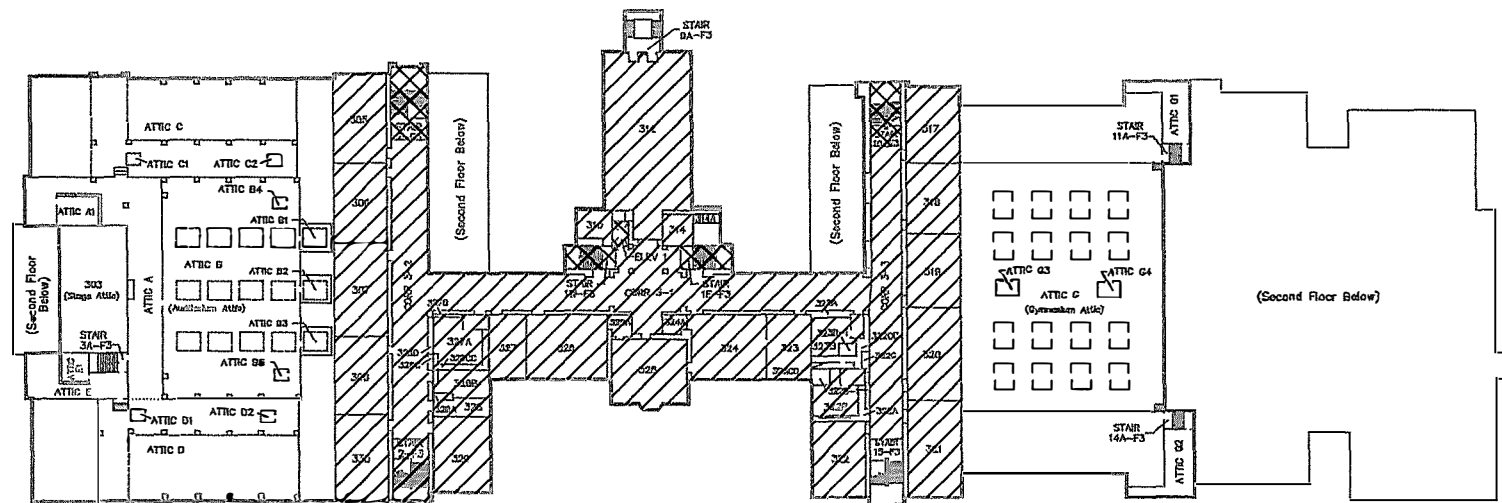
# SECOND FLOOR PLAN

SITE NO: 026 - CASIMIR PULASKI HIGH SCHOOL  
 2500 W. OKLAHOMA AVENUE, MILW., WI. 53215-4498  
 DATE: 11/21/08



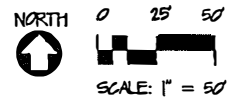


- ▨ INDICATES DEDICATED SPACE  
 ▩ INDICATES SHARED SPACE

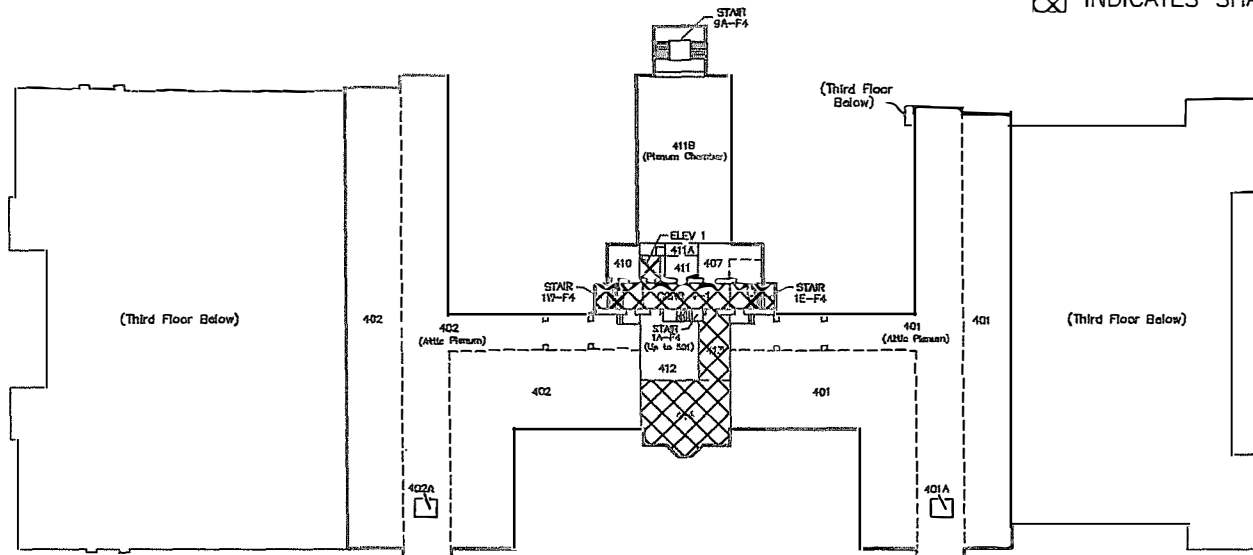




### THIRD FLOOR PLAN

SITE NO: 016 - CASIMIR PULASKI HIGH SCHOOL  
 2500 W. OKLAHOMA AVENUE, MILW., WI. 53215-4438  
 DATE: 11/21/08







-  INDICATES DEDICATED SPACE  
 INDICATES SHARED SPACE

#### FOURTH FLOOR PLAN

SITE NO: 026 - CASIMIR PULASKI HIGH SCHOOL  
 2500 W. OKLAHOMA AVENUE, MILW., WI. 53215-4498  
 DATE: 11/21/08

