

**WHEATON PARK DISTRICT
ORDINANCE NO. 2024-01**

AN ORDINANCE APPROVING THE TERMS AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE WHEATON PARK DISTRICT AND COMPUTER SYSTEM INNOVATIONS, INC. FOR THE LEASE OF A PORTION OF THE WHEATON OAKS PROFESSIONAL BUILDING LOCATED AT 855 WEST PRAIRIE AVENUE, WHEATON, ILLINOIS

WHEREAS, Wheaton Park District (“Park District”) owns certain real property and related improvements located at 855 West Prairie Avenue, Wheaton, Illinois, commonly referred to as Wheaton Oaks Professional Building (“Premises”); and

WHEREAS, the Park District and Computer System Innovations, Inc. (“Tenant”) are parties to a lease agreement originally dated November 14, 2012, and subsequently amended and renewed on June 21, 2017, July 17, 2019, December 16, 2020, December 15, 2021 and December 21, 2022 respectively, for the Premises (collectively, the “Original Lease”); and

WHEREAS, the current Lease is set to expire by its terms on December 31, 2023, and the parties wish to enter into a new, one-year lease agreement for the Premises that will commence on the expiration of the Lease and expire on December 31, 2024; and

WHEREAS, the Park District has determined that it is in its best interests to enter a new lease agreement with Tenant for the Premises, subject to the terms and conditions set forth in the Lease Agreement attached hereto as Exhibit A (“Lease Agreement”).

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois as follows:

1. The foregoing preambles to this Ordinance are hereby determined to be true and correct and are hereby incorporated in and made part of this Ordinance.
2. The form, terms and provisions of the proposed Lease Agreement as presented to the Park District’s Board of Park Commissioners (“Park Board”) at this meeting are hereby in all respects approved as provided herein.
3. The President and Secretary of the Park Board, or his or her designee, are hereby authorized and directed to execute and deliver the Lease Agreement, in the name and on behalf of the Park District, and to take all such other actions and steps and execute all such further documents as said President and Secretary, or his or her designee, deem necessary or appropriate to carry out the terms and conditions of the Lease Agreement and to effectuate its purpose.

Adopted this 17th day of January 2024 by roll call vote of the members of the Board of Park Commissioners as follows:

Roll Call:

Ayes: Barrett, Frey, Mee, Pecherich, Vires, Kelley

Nays: Ø

Absent: Ø

Abstain: Ø

Jul Kelly
President, Board of Park Commissioners

ATTEST:
[Signature]
Secretary, Board of Park Commissioners

SECRETARY'S CERTIFICATE

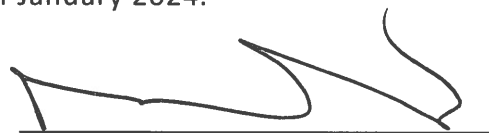
I, Michael J. Benard, do hereby certify that I am Secretary of the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois, and as such official, I am keeper of the records, ordinances, files and seal of said Park District; and I hereby certify that the foregoing instrument is a true and correct copy of:

AN ORDINANCE APPROVING THE TERMS AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE WHEATON PARK DISTRICT AND COMPUTER SYSTEM INNOVATIONS, INC. FOR THE LEASE OF A PORTION OF THE WHEATON OAKS PROFESSIONAL BUILDING LOCATED AT 855 WEST PRAIRIE AVENUE, WHEATON, ILLINOIS

adopted at a duly called Regular Meeting of the Board of Park Commissioners of the Wheaton Park District, held at Wheaton, Illinois, in said District at 5:00 p.m. on the 17th day of January 2024.

I do further certify that the deliberations of the Board on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was provided in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Park District Code of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said Wheaton Park District at Wheaton, Illinois this 17th day of January 2024.



Michael J. Benard, Secretary
Board of Park Commissioners
Wheaton Park District

[SEAL]