

**TERMINATION LEASE AGREEMENT BETWEEN MONTESSORI ACADEMY OF
NORTHERN PALM BEACH, INC. AND THE SCHOOL BOARD OF PALM BEACH
COUNTY**

THIS TERMINATION OF LEASE AGREEMENT is made between Montessori Academy of Northern Palm Beach, a Florida non profit corporation (“Tenant”) and The School Board of Palm Beach County, Inc., a corporate body politic pursuant to the Constitution of the State of Florida (“School Board”).

WITNESSETH:

WHEREAS, School Board and Tenant entered into a two-year Lease dated February 1, 2005 and a one-year lease extension dated June 5, 2007 wherein Tenant leased from School Board the “Old” Media Center located at Howell L. Watkins Middle School, 9480 Macarthur Boulevard, Palm Beach Gardens, FL 33403 (the “Lease”); and

WHEREAS, the Tenant has voluntarily requested to be released from the Charter Agreement as approved by the Governing Board of Directors of the Montessori Academy of Northern Palm Beach on July 30, 2007; therefore necessitating the termination of the Lease; and

WHEREAS, Tenant and School Board have agreed to terminate the Lease;

NOW THEREFORE, in consideration of mutual covenants herein contained, the parties hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning as ascribed to them in the Lease.
2. The Lease is hereby terminated and possession of the Leased Premises is hereby surrendered by Tenant to the School Board effective September ____, 2007.
3. Tenant acknowledges and agrees that it shall remain liable for all costs and expenses contracted for by Tenant or on Tenant’s behalf and incurred during the Term of the Lease and prior to the effective date of this Termination, including but not limited to, utilities, taxes and capital improvements.

IN WITNESS WHEREOF, the parties have duly executed this Termination of Lease as of the day and year first written above.

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, a corporate body politic pursuant to the Constitution of the State of Florida

By: _____
William G. Graham, Chairman

ATTEST:

Approved as to Form:

By: _____
Arthur C. Johnson, PhD., Superintendent

Blair Lewis 9/10/07

School Board Attorney

Date: _____

MONTESSORI ACADEMY OF NORTH PALM BEACH, a Florida non-profit corporation

By: *Eve Orr*

(Signature)

ATTEST:

Its: *Chairman*

(Title)

(Signature)

(Title)