



**GOVERNING BOARD AGENDA ITEM
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

DATE OF MEETING: **June 9, 2026**

TITLE: **Approval of Lease Agreement with Specialized Education Services, Inc.**

BACKGROUND:

The District currently leases the North Building at the Land Lab site to Specialized Education Services, Inc. (“SESI”). This lease is scheduled to terminate on July 31, 2026.

SESI has approached the Administration with a request to relocate its operations from the Land Lab to the former Donaldson Elementary School for the 2026–2027 school year. The Donaldson facility is currently vacant, and the District has no anticipated short-term use for the space.

This agenda item is presented to permit the District to lease the Administration Building and four classrooms in POD A at Donaldson Elementary School, effective July 15, 2026. The proposed lease is for an eleven-month and seventeen-day term with optional annual one-year renewal terms for a maximum of four additional years. In conjunction with this lease, the District will execute an amendment to the current Land Lab lease to allow for early termination, effective July 14, 2026.

The execution of the lease agreement is advantageous to the District financially with receipt of monthly lease payments and reimbursement of proportional amounts of utility fees for the leased buildings at the Donaldson location.

District Legal Counsel has reviewed both agreements and has determined that it is within the power and authority of the Amphitheater Governing Board to enter into the agreements.

RECOMMENDATION:

It is the recommendation of the Administration that the Governing Board approve the Lease Agreement with SESI to lease buildings at Donaldson Elementary School and the Amendment to the Lease Agreement at the Land Lab and authorize the Administration to execute both Agreements.

INITIATED BY:

Richard C. La Nasa, Executive Manager, Operational Support

Date: June 2, 2026

Todd A. Jaeger, J.D., Superintendent