

ORDINANCE NO. 003-143

AN ORDINANCE AUTHORIZING CONSENT TO THE ASSIGNMENT OF CONCESSION LEASE BETWEEN CHICAGO TRANSIT AUTHORITY AND PAPAS NEWS, INC., TO KARIM KAPADIA FOR PROPERTY AT THE JEFFERSON PARK STATION (BLUE LINE), RESCINDING PRIOR BOARD APPROVAL AUTHORIZING CONSENT TO ASSIGNMENT TO CONCESSION LEASE AT RANDOLPH/WASHINGTON STATION (BLUE LINE), ORDINANCE NO. 003-117

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WHEREAS, The Chicago Transit Authority ("Authority") operates the Blue Line, which includes the Randolph/Washington station located at 127 North Dearborn Street, Chicago, Illinois ("Randolph/Washington"), and the Jefferson Park station located at 4917 North Milwaukee Avenue, Chicago, Illinois ("Jefferson Park"); and

WHEREAS, Transit Board Ordinance Number 000-36 authorized the lease of concessions at Randolph/Washington and Jefferson Park; and

WHEREAS, By Ordinance No. 003-117, the Transit Board authorized assignment of the Randolph/Washington concession lease dated November 1, 2000, between the Chicago Transit Authority, as Lessor, and Papas News, Inc, as Lessee, to Karim Kapadia, granting permission to operate concession space A located at Randolph/Washington on the Blue Line; and

WHEREAS, Transit Board Ordinance No. 003-117 incorrectly identified the location of the Concession Lease as Randolph/Washington, and the assignment of Concession Lease was never completed; and

WHEREAS, On November 1, 2000, the Authority entered into a lease with Papas News, Inc., granting permission to operate concession space B ("Concession Lease") at Jefferson Park (Blue Line) from January 1, 2001, until December 31, 2007; and

WHEREAS, Papas News, Inc., has requested that the Authority consent to the assignment of the Concession Lease at Jefferson Park (Blue Line) to Karim Kapadia; and

WHEREAS, Papas News, Inc., expended \$39,950 to improve the Jefferson Park concession; and

WHEREAS, Papas News, Inc. has fulfilled all obligations of the Concession Lease including capital improvements to the property, payment of rent, and maintenance of insurance coverage; and

ORDINANCE NO. 003-143  
(Continued) -2

WHEREAS, The Concession Lease provides that the Authority must give its prior written consent to any assignment, which consent shall not be unreasonably withheld; and

WHEREAS, The Authority's Budget Department has obtained an updated credit check which indicates that Mr. Kapadia's credit history and financial status are sufficient; and

WHEREAS, Under the terms of the assignment of the Concession Lease, Papas News, Inc., shall remain liable to the Authority as principal for performance thereunder for the duration of the Concession Lease, and the Authority property shall continue to be used only for operation of a concession; now, therefore:

BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD  
OF THE CHICAGO TRANSIT AUTHORITY:

SECTION 1. That the Transit Board hereby rescinds Ordinance No. 003-117, consenting to the assignment of the Concession Lease to operate Concession Space A located at 127 N. Dearborn, Chicago, Illinois, in the Randolph/Washington Station on the Blue Line.

SECTION 2. That the Chairman of the Chicago Transit Board, or her designee, is hereby authorized to execute the Consent to Assignment, substantially in the form attached as Exhibit A, from Papas News, Inc., to Karim Kapadia for the property owned by the City of Chicago, but operated by the Authority, located at 4917 N. Milwaukee, Chicago, Illinois, in the Jefferson Park station of the Blue Line, as depicted on the attached Exhibit B.

SECTION 3. All terms and conditions of the lease dated November 1, 2000, shall remain in effect and Papas News, Inc., shall remain liable for the obligations under the aforesaid lease during the term and any option terms.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

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Chairman

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Assistant Secretary

October 7, 2003

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