

ORDINANCE NO. 013-100

AN ORDINANCE AUTHORIZING A  
LEASE OF RETAIL CONCESSION  
SPACE LOCATED AT 2520 SOUTH  
ARCHER AVENUE, CHICAGO,  
ILLINOIS (ORANGE LINE)

---

WHEREAS, The Authority owns property located at 2520 South Archer Avenue, Chicago, Illinois, which contains approximately 180 square feet of retail concession space available for lease; and

WHEREAS, The Authority has contracted with Jones Lang LaSalle Americas Inc. ("JLL") to lease this space; and

WHEREAS, Through extensive marketing and competitive negotiations, JLL has identified Gateway Newsstands, which is owned by Tobmar International Inc., as a viable tenant for the space ("Tenant"); and

WHEREAS, The primary use of the space will be for the operation of a newsstand and convenience store; and

WHEREAS, The parties negotiated a ten (10) year lease with two five (5) year renewal options and an escalating rent schedule; and

WHEREAS, Tenant will be responsible for all applicable taxes and utility fees; and

WHEREAS, Tenant will indemnify the Authority for its use of the leased space; now, therefore:

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

SECTION 1. The Chairman of the Transit Board of the Chicago Transit Authority, or his designee, is authorized to enter into a retail lease agreement with Gateway Newsstands for retail concession space in the Orange Line station at 2520 South Archer Avenue, Chicago, Illinois.

SECTION 2. The lease has a term of ten (10) years with two five (5) year renewal options; an initial annual rent of Ninety Six Dollars and Sixty Seven Cents (\$96.67) per square foot with three percent (3%) annual increases; and requires indemnification of the Authority.

ORDINANCE NO. 013-100  
(Continued) -2

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

---

Chairman

July 15, 2013

---

Assistant Secretary

July 15, 2013