

ORDINANCE NO. 013-102

AN ORDINANCE AUTHORIZING A  
LEASE OF RETAIL CONCESSION  
SPACE LOCATED AT 219 SOUTH  
DEARBORN STREET, CHICAGO,  
ILLINOIS (BLUE LINE)

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WHEREAS, The Authority owns property located at 219 South Dearborn Street, Chicago, Illinois, which contains approximately 149 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 Sandwiches, LLC, which is owned by Sam Rosenberg, as a viable tenant for the space ("Tenant"); and

WHEREAS, The primary use of the space will be for the operation of a sandwich shop; and

WHEREAS, The parties negotiated a ten (10) year lease with one ten (10) year renewal option 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 Sandwiches, LLC for retail concession space in the Blue Line station at 219 South Dearborn Street, Chicago, Illinois.

SECTION 2. The lease has a term of ten (10) years with one ten (10) year renewal option; an initial annual rent of One Hundred Dollars (\$100.00) per square foot with four percent (4%) annual increases; and requires indemnification of the Authority.

ORDINANCE NO. 013-102  
(Continued) -2

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

APPROVED:

PASSED:

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Chairman

July 15, 2013

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Assistant Secretary

July 15, 2013