

ORDINANCE NO. 014-151

AN ORDINANCE AUTHORIZING A
LEASE OF RETAIL CONCESSION
SPACE LOCATED AT 1900 NORTH
WESTERN AVENUE, CHICAGO,
ILLINOIS (BLUE LINE)

WHEREAS, The Authority owns property located at 1900 North Western Avenue, Chicago, Illinois which contains approximately 100 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 Grab-A-Bite, Inc., which is owned by Ameen Pirbai, Azmina Pirbai, Reshma Pirbai and Rizwan Pirbai, as a viable tenant for the space ("Tenant"); and

WHEREAS, The primary use of the space will be for the operation of a quick serve food and beverage operation; and

WHEREAS, The parties negotiated a seven (7) year lease with two five (5) year renewal options and with an escalating rent schedule; and

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

WHEREAS, The 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 Grab-A-Bite, Inc. for retail concession space in the Blue Line Western Station at 1900 North Western Avenue, Chicago, Illinois.

SECTION 2. The lease has a term of seven (7) years with two five (5) year renewal options; an initial annual rent of One Hundred and Twenty Dollars (\$120.00) per square foot with three percent (3%) annual increases; requires indemnification of the Authority; and contains such other terms and conditions as are substantially in conformance with Exhibit A hereto.

ORDINANCE NO. 014-151
(Continued) -2

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

APPROVED:

PASSED:

Chairman

December 10, 2014

Assistant Secretary

December 10, 2014