

ORDINANCE NO. 014-153

AN ORDINANCE AUTHORIZING A
LEASE OF STORAGE SPACE
LOCATED AT 1612 BENSON AVENUE,
EVANSTON, ILLINOIS (PURPLE LINE)

WHEREAS, The Authority owns property located at 1612 Benson Avenue, Evanston, Illinois, which contains approximately 50 square feet of storage space available for lease; and

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

WHEREAS, Through negotiations, JLL has identified KSK Concessions, LLC, owned by Kardo Rasha, Sanjeev Khatau and Karim Khawaja, as the only tenant at that location requesting the space ("Tenant"); and

WHEREAS, The primary use of the space will be for the storage of goods used in the operation of a Dunkin Donuts; and

WHEREAS, The parties negotiated a ten (10) year lease with no renewal options; 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 KSK Concessions, LLC for the storage space located at 1612 Benson Avenue, Evanston, Illinois.

SECTION 2. The lease has a term of ten (10) years with no renewal options; an annual rate of Three Thousand Six Hundred Dollars (\$3,600.00) with no annual increases; requires indemnification of the Authority; and contains such terms and conditions as are substantially in conformance with Exhibit A hereto.

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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