

ORDINANCE NO. 005-114

AN ORDINANCE AUTHORIZING EXERCISE
OF THE OPTION TO EXTEND THE LEASE
AGREEMENT WITH THE ILLINOIS
INSTITUTE OF TECHNOLOGY FOR REAL
PROPERTY LOCATED AT 3125 SOUTH
FEDERAL STREET IN CHICAGO, ILLINOIS

WHEREAS, Chicago Transit Board Ordinance No. 003-105, dated August 6, 2003, authorized the Chicago Transit Authority ("Authority") to enter into a Lease Agreement with the Illinois Institute of Technology ("IIT"), as Landlord, for use of the IIT Buildings at 3100 and 3125 South Federal Street, Chicago, IL, as a Bus, Rail and Facilities Maintenance Training Facility for a term of two years with an option to extend the Lease for an additional 2-year term ("Lease"); and

WHEREAS, The Lease with IIT will expire on November 30, 2005; and

WHEREAS, The Authority no longer needs to use the IIT Building at 3100 South Federal Street for its Rail training program; and

WHEREAS, The Authority continues to need to use the IIT Building at 3125 South Federal Street ("IIT Building") for its Bus and Facilities Maintenance training programs; and

WHEREAS, The IIT Building contains 24,662 square feet of space, includes 20 parking spaces, and is well situated for Bus and Facilities Maintenance training purposes; and

WHEREAS, Staff has determined that the Authority will require continued use of the IIT Building for the next two years; and

WHEREAS, IIT has agreed to permit the Authority to extend the Lease an additional two years for the IIT Building at 3125 South Federal Street only; and

WHEREAS, By exercising the option, the Authority will extend the term of the Lease from December 1, 2005, to November 30, 2007, will receive 20 parking spaces, and will pay an annual base rent of one hundred sixty-five thousand one hundred twelve dollars (\$165,112) ; and

WHEREAS, The Lease requires that the Authority indemnify IIT and pay a proportionate share of taxes and applicable utility and maintenance costs for the IIT Building; and

ORDINANCE NO. 005-114
(Continued) - 2

WHEREAS, Pursuant to 70 ILCS 3605/8, the Authority is empowered to lease real estate which is useful for its purposes; now therefore:

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

SECTION 1. That the Chicago Transit Board hereby authorizes the Authority to exercise the option to extend the Lease Agreement with the Illinois Institute of Technology for the real property at 3125 S. Federal Street, Chicago, IL, for an additional 2-year term, commencing December 1, 2005, and ending November 30, 2007.

SECTION 2. That the Chairman of the Chicago Transit Board, or her designee, is hereby authorized to execute an Amendment to the Lease Agreement between the Illinois Institute of Technology, as Landlord, and the Chicago Transit Authority, as Tenant, which includes an annual rental fee of one hundred sixty-five thousand one hundred twelve dollars (\$165,112) and provides for 20 parking spaces, with all other terms of the underlying Lease Agreement to remain in full force and effect during the 2-year extended term. The Amendment to the Lease Agreement shall be substantially in conformance with Exhibit A hereto.

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

APPROVED:

PASSED:

Chairman

August 18, 2005

Assistant Secretary

August 18, 2005