

ORDINANCE NO. 003-117

AN ORDINANCE AUTHORIZING
CONSENT TO THE ASSIGNMENT OF
THE CONCESSION LEASE BETWEEN
CHICAGO TRANSIT AUTHORITY AND
PAPAS NEWS, INC., TO KARIM
KAPADIA

WHEREAS, The Chicago Transit Authority (“Authority”) operates the Blue Line, which includes the Randolph/Washington station located at 127 N. Dearborn, Chicago, Illinois (“Randolph/Washington”); and

WHEREAS, Transit Board Ordinance Number 000-36 authorized the lease of concessions at Randolph/Washington; and

WHEREAS, On November 1, 2000, the Authority entered into a lease with Papas News, Inc., granting permission to operate concession space A (“Concession Lease”) at Randolph/Washington (Blue Line Subway) from January 1, 2001, until December 31, 2007; and

WHEREAS, Papas News, Inc., expended forty-five thousand two-hundred seventy-six dollars (\$45,276) to improve the Randolph/Washington concession; and

WHEREAS, Papas News, Inc., has fulfilled all obligations of the Concessions Lease, including capital improvements to the property, payment of rent, and maintenance of insurance coverage; and

WHEREAS, Papas News, Inc., has requested that the Authority consent to assignment of the Concession Lease to Karim Kapadia; and

WHEREAS, The Concession Lease provides that the Authority must give its prior written consent to any assignment, which consent shall not be unreasonably withheld; and

WHEREAS, Karim Kapadia entered into a month-to-month license agreement with the Authority, dated November 1, 1986, for permission to operate concession space B at the Authority’s Randolph/Washington Station (Blue Line); and

WHEREAS, Since 1986, Karim Kapadia has operated this concession in a clean and wholesome manner, complied with all CTA concession regulations, and is a tenant in good standing with the Authority; and

WHEREAS, The Authority’s Budget Department has obtained an updated credit check which indicates that Mr. Kapadia’s credit history and financial status are sufficient; and

WHEREAS, Under the terms of the assignment of the Concession Lease, Papas News, Inc., shall remain liable to the Authority as principal for performance thereunder for the

ORDINANCE NO. 003-117

(Continued)-2

duration of the Concessions Lease, and the Authority Property shall continue to be used only for operation of a concession; now, therefore,

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

SECTION 1. That the Vice Chairman of the Chicago Transit Board, or his designee, is hereby authorized to execute Consent to Assignment, substantially in the form attached as Exhibit A, from Papas News, Inc., to Karim Kapadia for the property owned by the City of Chicago, but operated by the Authority, located at 127 N. Dearborn, Chicago, Illinois, in the Randolph/Washington station of the Blue Line, as depicted on the attached Exhibit B.

SECTION 2. All terms and conditions of the lease dated November 1, 2000, shall remain in effect, and Papas News, Inc., shall remain liable for the obligations under the aforesaid lease during the term and any option terms.

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

APPROVED:

PASSED:

Vice Chairman

Assistant Secretary

September 4, 2003

September 4, 2003