

ORDINANCE NO. 013-34

AN ORDINANCE AUTHORIZING A
LEASE OF RETAIL CONCESSION
SPACE LOCATED AT 2211 N.
CALIFORNIA AVENUE,
CHICAGO, ILLINOIS (BLUE LINE)

WHEREAS, The Authority owns property located at 2211 N. California Avenue, which contains approximately 199 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 Café Transit, Inc. owned by Brent Norseman, Kevin Heisner and Darko Arandjelovic, as viable tenants for the space (Tenant); and

WHEREAS, The primary use of the space will be for the operation of coffee and retail food store: and

WHEREAS, The parties negotiated a ten (10) year lease with two-five (5) year renewal options 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 Café Transit, Inc. for the retail concession space in the Blue Line station located at 2211 N. California Ave, Chicago, Illinois.

SECTION 2. The lease has a term of ten (10) years with two five (5) year renewal options: an initial annual rate of Thirty-Nine Dollar (\$39.00) per square foot with three percent (3%) 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 upon from and after its passage.

APPROVED:

PASSED:

Chairman

March 13, 2013

Assistant Secretary

March 13, 2013