

ORDINANCE NO. 013-35

AN ORDINANCE AUTHORIZING A  
LEASE OF RETAIL CONCESSION  
SPACE LOCATED AT 1588 N.DAMEN  
AVENUE., CHICAGO, ILLINOIS (BLUE  
LINE)

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WHEREAS, The Authority owns property located at 1588 N. Damen Avenue, which contains approximately 80 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 a viable tenant for the space ("Tenant"); and

WHEREAS, The primary use of the space will be for the operation of a retail food concession space; 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 retail concession space in the Blue Line station at 1588 N. Damen Avenue, 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 One Hundred and Twelve Dollars and Fifty Cents (\$112.50) 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.

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

APPROVED:

PASSED:

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Chairman

March 13, 2013

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Assistant Secretary

March 13, 2013