ORDINANCE NO. 013-5

AN ORDINANCE AUTHORIZING A SUBLEASE OF AUTHORITY PROPERTY LOCATED AT 4917 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS (BLUE LINE)

WHEREAS, The Chicago Transit Authority's ("Authority") Jefferson Park Station on the Blue Line located at 4917 North Milwaukee Avenue contains approximately 240 square feet of retail concession space ("Property"); and

WHEREAS, Ordinance No. 011-80, dated August 10, 2011, authorized the Authority to enter into a lease with First Equity Group Concessions, LLC ("Tenant") for the Property; and

WHEREAS, The Tenant initially proposed to sublease the Property to Millennium Dogs; however, the Property has remained vacant because that subtenant never moved in; and

WHEREAS, Pursuant to Section 16 of the lease, the Tenant has requested the Authority's approval of its entry into a sublease for the Property with Butterfield Kitchen Jefferson Park, LLC dba Butterfield Kitchen ("Subtenant") to operate a restaurant offering breakfast, lunch and dinner menu items; and

WHEREAS, The Tenant has fulfilled all obligations of the lease, paid its rent in a timely manner, maintained insurance coverage and will continue to be liable on the lease in the event of a default by Subtenant; now, therefore;

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

SECTION 1. The Chicago Transit Board hereby approves entry by First Equity Group Concessions, LLC into a sublease with Butterfield Kitchen Jefferson Park, LLC dba Butterfield Kitchen for the retail concession space located at 4917 North Milwaukee Avenue, Chicago, Illinois.

SECTION 2. The Chairman of the Chicago Transit Board, or his designee, is hereby authorized to execute the Consent to Sublease between First Equity Group Concessions, LLC and Butterfield Kitchen Jefferson Park, LLC dba Butterfield Kitchen, which is attached hereto as Exhibit A.

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

APPROVED:

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Chairman

January 11, 2013

PASSED:

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Assistant Secretary

January 11, 2013