

ORDINANCE NO. 019-32

AN ORDINANCE AUTHORIZING A
SECOND AMENDMENT TO A
SUBLEASE TO DJM LOGISTICS, LLC
OF A PORTION OF PROPERTY
LOCATED AT 120 NORTH RACINE
AVENUE, CHICAGO, ILLINOIS

WHEREAS, The Chicago Transit Authority (“Authority”) owns the building located at 120 North Racine Avenue, Chicago, Illinois (“Building”); and

WHEREAS, The Building contains 84,879 square feet of office space on its first and second floors that the Authority does not use and is currently leased to Sterling Racine, LLC (“Sterling”); and

WHEREAS, The Authority’s lease with Sterling requires Sterling to obtain the Authority’s consent to any sublease by Sterling of a portion of its space, and the Authority may not unreasonably withhold such consent; and

WHEREAS, In Ordinance No. 018-70, Sterling received the Authority’s consent to sublease approximately 7,786 square feet of space on the second floor of the Building to DJM Logistics, LLC, an Illinois limited liability company d/b/a Molo Solutions, for a term of three (3) years with a one (1) year option to renew; and

WHEREAS, In Ordinance No. 019-012, Sterling received the Authority’s consent to a first amendment of the sublease to add 6,633 square feet of second floor space; and

WHEREAS, Sterling seeks consent to a second amendment to the sublease by adding 18,575 square feet of first floor space and to extend the term to December 31, 2022; and

WHEREAS, Sterling will continue to be responsible for all rent and expenses as set forth in its lease with the Authority, including Sterling’s proportionate share of Building operating expenses and all applicable taxes and utility fees; and

WHEREAS, DJM Logistics, LLC, will be required, along with Sterling, to comply with all Building rules and regulations; and

WHEREAS, All provisions of the lease between the Authority and Sterling, including but not limited to the indemnification and termination provisions, will remain in effect; now, therefore:

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

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SECTION 1. The Chicago Transit Board authorizes an amendment to the sublease by Sterling Racine, LLC to DJM Logistics, LLC to add approximately 18,575 square feet of first floor space in the Authority's building located at 120 North Racine Avenue, Chicago, Illinois and to extend the term to December 31, 2022.

SECTION 2. The Chairman of the Board, or his designee, is hereby authorized to execute the Master Landlord consent in the Second Amendment to the Sublease Agreement between Sterling Racine, LLC and DJM Logistics, LLC, attached as Exhibit A hereto, which amends the sublease authorized by Ordinance No. 018-70 to add approximately 18,575 square feet and extend the term to December 31, 2022, does not amend the terms of the lease between the Authority and Sterling Racine, LLC, dated August 17, 2015, and contains such other terms as are substantially in conformance with the Second Amendment to the Sublease Agreement attached as Exhibit A hereto.

SECTION 3. The Chairman, or his designee, is further authorized to take such actions and execute such documents as may be necessary to implement the objectives of this ordinance.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

Chairman

April 10, 2019

Assistant Secretary

April 10, 2019