ORDINANCE NO. 020-98

AN ORDINANCE AUTHORIZING A
SUBLEASE TO 7-ELEVEN, INC. OF
GROUND FLOOR SPACE LOCATED
AT 567 WEST LAKE STREET,
CHICAGO, ILLINOIS

WHEREAS, The Chicago Transit Authority’s (“Authority”) administrative building, located at 567 West Lake Street, Chicago, Illinois (the “Building”), contains ground floor space available for sublease known as Suites B and B-2 (the “Premises”); and

WHEREAS, The Premises is comprised of ground floor retail space totaling 2,131 square feet, as depicted on Exhibit A hereto, and is currently subleased to 7-Eleven, Inc. (“7-Eleven”), pursuant to Ordinance No. 005-97; and

WHEREAS, The current sublease will expire December 31, 2020; and

WHEREAS, The Authority has an existing agreement with Jones Lang LaSalle Americas, Inc. (“JLL”) for leasing services, among other services; and

WHEREAS, Through extensive marketing and competitive negotiations, JLL has identified the current subtenant, 7-Eleven, a Texas Corporation, as a viable subtenant for Suites B and B-2; and

WHEREAS, The primary use of the Premises by 7-Eleven will be for a convenience store; and

WHEREAS, The parties negotiated a five (5) year sublease agreement with two five (5) year renewal options and an escalating rent schedule as listed in Exhibit B hereto; and

WHEREAS, 7-Eleven will fund any improvements or modifications within the Premises and will be responsible for its proportionate share of Building operating expenses and all applicable taxes and utility fees; and

WHEREAS, 7-Eleven will indemnify the Authority for its use of the Premises; now, therefore:

BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD
OF THE CHICAGO TRANSIT AUTHORITY:
ORDINANCE NO. 020-98
(Continued) -2

SECTION 1. The Vice Chair of the Chicago Transit Board, or her
designee, is authorized, pursuant to Section 7 of the Chicago Transit Authority Bylaws,
Rules and Regulations and Rules of Order due to the absence of a Board Chair, to
enter into a sublease agreement with 7-Eleven, Inc. for Suites B and B-2 at 567 West
Lake Street, Chicago, Illinois.

SECTION 2. The sublease agreement has a term of five (5) years
beginning January 1, 2021 with two five (5) year renewal options, an initial annual rental
rate of Forty-one Dollars and Fifty-three Cents ($41.53) per square foot, which will
increase by three percent (3%) annually, requires that 7-Eleven, Inc. indemnify the
Authority and pay a share of Building operating expenses, and contains such other
terms as are substantially in conformance with the sublease agreement between the
Chicago Transit Authority and 7-Eleven, Inc. attached as Exhibit C hereto.

SECTION 3. The Vice Chair, or her 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:
__________________________     __________________________
Vice Chair               Assistant Secretary
October 21, 2020            October 21, 2020