WHEREAS, The Chicago Transit Authority ("Authority") owns property located at 2500–2600 South State Street, Chicago, Illinois (the "Property"); and

WHEREAS, The Property is vacant, unimproved land underneath the Green Line elevated structure consisting of approximately 15,938 square feet of area and is depicted in Exhibit A attached hereto; and

WHEREAS, Smash Interactive PK, LLC ("Licensee") is constructing an e-sports entertainment facility adjacent to the Property; and

WHEREAS, The Authority has agreed to license the Property for parking for $4,000.00 per month with 3% annual escalations for a term of 10 years with two (2) five-year options to extend; and

WHEREAS, The License Agreement allows either party the right to terminate with two years’ notice but permits the Authority to terminate with 30 days’ notice if the Property is needed by the Authority for its operational purposes and permits Licensee to terminate with 30 days’ notice if development of the e-sports facility is not approved by the relevant governmental entities; and

WHEREAS, The License Agreement requires the Licensee to indemnify the Authority and obtain additional insurance; now, therefore:

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

SECTION 1. The Vice Chair of Chicago Transit Board is hereby 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 License Agreement with Smash Interactive PK, LLC for Authority property located at 2500–2600 South State Street in Chicago, Illinois, depicted in Exhibit A hereto, which requires Licensee to pay the Authority Four Thousand Dollars ($4,000.00) per month with three percent (3%) annual escalations, has a term of ten (10) years with two (2) five-year options to extend, requires that Licensee indemnify the Authority, and contains such other terms as are substantially in conformance with the License Agreement attached as Exhibit B hereto.
SECTION 2. 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 3. This ordinance shall be in full force and effect from and after its passage.

APPROVED:  PASSED:

__________________________  __________________________
Vice Chair                        Assistant Secretary

November 18, 2020                November 18, 2020