



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 16-2036, **Version:** 1

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### **PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Approve a Third Amendment to Lease

**Landlord:** County of Cook

**Tenant:** Puja Enterprise, Inc. and Vinod and Nandini Patel

**Location:** 69 West Washington Street, Lower Level Pedway, Suite LL-10

**Term/Extension Period:** 5/1/2016 - 4/30/2021

**Space Occupied:** 1,110 Square feet

**Monthly Rent:** Monthly: \$1,653.01. Annual: \$19,836.14 (plus \$3.00 per sq. ft. annually for operating expenses)

**Leasehold Taxes:** Tenant pays leasehold taxes for the premises in addition to rent and operating expenses

**Fiscal Impact:** Revenue Generating

**Accounts:** N/A

**Option to Renew:** N/A

**Termination:** N/A

**Utilities Included:** Heat, air conditioning & water included. Tenant pays for electricity metered to Premises.

**Summary:** This Amendment extends the term of the lease for the operation of the "Early Edition" newsstand and sundries shop located on the Pedway level of the George W. Dunne Office Building at 69 West Washington Street, Chicago, Illinois. The proposed rental rate is within the range of current market rates.