



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 18-3830, **Version:** 1

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Approval of fourth amendment to lease for lease assignment

Landlord: County of Cook

Tenant: Puja Enterprise, Inc and Vinod and Nandini Patel

Location: 69 W. Washington Street, Lower Level Pedway, Suite LL-10

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

Space Occupied: 1,110 sq. ft.

Monthly Rent: \$1653.01

Fiscal Impact: \$19,836.14 plus \$3.00 per sq. ft. annually for operating expenses.

Accounts: N/A

Option to Renew: N/A

Termination: County has the right to terminate lease agreement or agree to assignment

Utilities Included: No. Tenant pays leasehold taxes for the premises in addition to rent and operating expenses

Summary: Fourth Amendment to Retail Lease between the County of Cook, as Landlord, and Puja Enterprise, Inc. and Vinod and Nandini Patel, as Tenant, assigning 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 to Navkar Food, Inc and Mayur Mukund as Assignee. The Department of Real Estate Management has reviewed and approved Assignee's financial condition. Tenant remains responsible under the lease unless the County expressly states that the tenant will no longer be obligated under the lease. Security deposit required by Assignee.