



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 19-3747 **Version:** 1 **Name:** RM Treats Inc. 1950 West Polk, Chicago, Illinois 60612
Type: Lease Agreement **Status:** Approved
File created: 5/22/2019 **In control:** Board of Commissioners
On agenda: 6/6/2019 **Final action:** 6/6/2019
Title: PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: To approve a retail lease for tenant Red Mango, a healthy food option

Landlord: County of Cook

Tenant: RM Treats Inc.

Location: 1950 West Polk, Chicago, Illinois 60612

Term/Extension Period: Ten (10) years

Space Occupied: 448 square feet

Monthly Rent:

Lease Year	PSF	Annual Base Rent	Monthly Base Rent
109 \$46.00	\$20,608.00	\$1,717.33	
109 \$46.92	\$21,020.16	\$1,751.68	
109 \$47.86	\$21,440.56	\$1,788.67	
109 \$48.82	\$21,869.37	\$1,822.45	
109 \$49.79	\$22,306.76	\$1,858.90	
109 \$50.79	\$22,752.90	\$1,896.07	
109 \$51.80	\$23,207.96	\$1,934.00	
109 \$52.84	\$23,672.11	\$1,972.68	
10 9 \$53.90	\$24,145.56	\$2,012.13	
10 \$54.97	\$24,628.47	\$2,052.37	

Fiscal Impact: \$225,651.85 Revenue Generating

Accounts:

Option to Renew: Two (2) five (5) year renewal options

Termination: Landlord may terminate Lease at any time, for any reason or no reason, upon six (6) months written notice.

Utilities Included: Yes

Summary/Notes: Approval is recommended.

Sponsors:

Indexes: (Inactive) JESSICA CAFFREY, Director, Real Estate Management Division

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/6/2019	1	Board of Commissioners	approve	Pass

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